



**Bottoms, Halifax, HX3 9JX**



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## **Bottoms, Halifax**

Situated in the prime location of Siddal/Salterhebble area close to schools & local amenities this three bedroom mid terrace property benefits from Master bedroom with en-suite, on street parking and a large garden. Offers over £150,000 ideal for first time buyers. Contact us now to book a viewing!



### **Lounge**

14' 6" x 14' 2" ( 4.42m x 4.32m )

The lounge has wooden flooring with a gas central heating radiator, ceiling light point, two wall lights and a wooden window to the rear elevation.

### **Kitchen**

10' 9" x 9' 9" ( 3.28m x 2.97m )

The kitchen has been fitted with wall and base units, with grey work tops over, stainless steel sink and drainer, tiled flooring, electric oven with gas hob and extractor over, ceiling light point. With door to the front elevation and wooden window to the front.

### **Landing**

The landing has carpet flooring with spotlights and a gas central heating radiator.

### **Family Bathroom**

The family bathroom has been fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. The bathroom benefits from ceiling spot lights, tiled floor and walls and a heated towel rail.

### **Bedroom 1**

22' 9" max x 14' 5" ( 6.93m max x 4.39m )

Spacious master bedroom has laminate flooring with two velux windows, character beams, ceiling light point and door leading to en-suite.

### **En-Suite**

Modern en-suite with tiled walls and flooring, vanity unit with wash hand basin and low level W/C and a panelled bath. Benefits from Beams and Light point.

### **Bedroom 2**

12' 6" x 9' 4" ( 3.81m x 2.84m )

Bedroom 2 has laminate flooring, window to the front elevation, ceiling light point and gas central heating radiator.

### **Bedroom 3**

10' 7" x 9' 2" ( 3.23m x 2.79m )

Bedroom 3 has carpet flooring and benefits from ceiling light point, gas central heating radiator and a window to the rear elevation.

### **Garden**

The garden has been well maintained and is set out over multiple tiers. There is a flagged patio area and steps leading to the top of the garden. There are plenty of mature trees and plants and this is the perfect space for sitting out and enjoying the summer months. The garden benefits from a garden shed.



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## Bottoms, Halifax

- \*\*OFFERS OVER £150,000\*\*
- THREE BEDROOM MID-TERRACE
- SIDDAL LOCATION
- MODERN MASTER BEDROOM WITH EN-SUITE
- LARGE GARDEN WITH PATIO AREA

Tenure: Freehold EPC Rating: Awaited

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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