



Diamond Terrace, HALIFAX, HX1 5RY

welcome to

Diamond Terrace, HALIFAX

A two bedroom end terraced home in Halifax which offers great family accommodation. Benefits from a front paved garden, well-presented throughout and on-street parking. Call us now to book your viewing!



Kitchen

14' 5" x 13' 8" (4.39m x 4.17m)

Located on the lower ground floor. The kitchen comprises of laminate flooring, ceiling spot lights, gas central heating radiator, UPVC double glazed window to the front elevation and a UPVC double glazed window to the side elevation.

Lounge

14' 9" x 11' 7" (4.50m x 3.53m)

The lounge comprises of laminate flooring, ceiling light point, fitted gas fire, UPVC double glazed window to the front elevation, UPVC door to the front and there is a Utility extension which has a UPVC double glazed window to the front and side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator.

Bedroom One

16' 2" x 14' 8" (4.93m x 4.47m)

Bedroom one comprises of carpet flooring, ceiling light point, velux window, gas central heating radiator and mezzanine floor.

Bedroom Two

15' 9" x 10' 7" (4.80m x 3.23m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator UPVC double glazed window to the front elevation.

Shower Room

The shower room comprises of vinyl flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation. low level W/c, sink pedestal, walk in shower.



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welcome to

Diamond Terrace, HALIFAX

- TWO BED END TERRACE
- FRONT PAVED GARDEN
- ON STREET PARKING
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUYER

Tenure: Freehold EPC Rating: E

offers over

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113649 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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