



Woodside Road, Halifax HX3 6EL

welcome to

Woodside Road, Halifax

Three bedroom mid-terrace property, Offers Over £105,000 situated close to schools & amenities. This property could be of interest to the first time buyer & Investors! Offering spacious living with some modernisation required throughout. Contact us now to arrange yourself a viewing!



Entrance Porch

Enter the property through the uPVC door into the entrance porch to the front elevation where there is double glazed windows to the front & side elevation, vinyl flooring and providing access to the lounge.

Lounge

14' 11" max x 12' 2" max (4.55m max x 3.71m max)
Spacious lounge with a double glazed window to the front elevation, ceiling light point, covings and a gas fire set on stone hearth. The lounge has carpeted flooring and provides ample space for free standing furniture.

Kitchen

9' 7" x 8' 4" (2.92m x 2.54m)
Fitted kitchen with wall & base units, complementary work surfaces over incorporating a sink & drainer with a mixer tap. With a ceiling light point, uPVC double glazed window and a uPVC door to the rear elevation which leads into the yard. There is gas oven & gas hob and also space & plumbing for a washing machine.

Utility Room

With wall & base units, complementary work surfaces, space for a fridge/freezer and ceiling light point.

First Floor Landing

With a ceiling light point, carpeted flooring and the loft is also accessible from the first floor landing.

Bedroom One

13' 8" max x 12' 2" max (4.17m max x 3.71m max)
Double bedroom with a double glazed window to the front elevation and ceiling light point. The bedroom has built in wardrobes and provides ample space for free standing furniture.

Bedroom Two

11' 8" max x 7' max (3.56m max x 2.13m max)
Double bedroom with a double glazed window to the rear elevation, ceiling light point and the bedroom itself has carpeted flooring.

Bedroom Three

7' 8" x 6' 5" (2.34m x 1.96m)
With a double glazed window to the rear elevation, ceiling light point and the bedroom itself has carpeted flooring.

Shower Room

Located on the ground floor is the shower room which comprises of a W/C, pedestal wash hand basin and a walk in shower. There is a uPVC double glazed window rear elevation, ceiling light point and the shower room itself has vinyl flooring.

Externally

To the front of the property there is on street parking and a small yard. To the rear there is a yard with gated access.



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Woodside Road, Halifax

- **OFFERS OVER £105,000**
- WITHIN CLOSE PROXIMITY TO SCHOOLS & LOCAL AMENITIES
- GREAT FIRST TIME BUYER/INVESTOR OPPORTUNITY
- UTILITY ROOM
- SPACIOUS FAMILY LIVING THROUGHOUT

Tenure: Freehold EPC Rating: G

offers over

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113619 - 0008

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