



**Grove Street South, Halifax HX1 4LD**



**welcome to**

**Grove Street South, Halifax**

Offered with no onward chain is this two bedroom mid-terrace property, Offers Over £90,000 which is presented to a good standard throughout and situated within close proximity to local amenities. Open plan living, set out over three floors with a front yard. Contact us now to view!



### Agents Note

The sale of this property is subject to grant of probate . Please seek an update from the branch with regards to the potential timeframes involved.

### Lounge/Kitchen

15' x 14' ( 4.57m x 4.27m )

Enter the property through a composite door into the lounge/kitchen where there are two double glazed windows to the front elevation, ceiling spotlights and gas central heating radiator. Providing space for free standing furniture, carpeted flooring and the lounge is open plan living with the kitchen. The kitchen has wall & base unit with complementary worksurfaces incorporating a stainless steel sink & drainer with a mixer tap. With a gas hob & oven and integrated fridge freezer. The lounge/kitchen itself has wood laminate flooring.

### First Floor Landing

With ceiling spotlights, carpeted flooring and providing access to the first floor bedroom.

### Bedroom One

15' 10" x 11' ( 4.83m x 3.35m )

Located on the second floor is bedroom two which is a double bedroom with velux window, ceiling spotlights and gas central heating radiator. The bedroom itself has carpeted flooring.

### Bedroom Two

9' 6" x 5' 9" ( 2.90m x 1.75m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom provides ample space for free standing furniture and has carpeted flooring.

### House Bathroom

The house bathroom comprises of a white three piece suite which includes a back to wall w/c, wash hand basin and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the front elevation, ceiling spotlights and a gas central heating towel rail. The bathroom itself is laminate flooring.

### Externally

To the front of the property there is on street parking and a paved yard which is fenced with gated access.



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## Grove Street South, Halifax

- \*\*\*OFFERS OVER £90,000\*\*\*
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- SET OUT OVER THREE FLOORS

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX113967 - 0004

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