



Woodside View, Boothtown, Halifax HX3 6EH

welcome to

Woodside View, Boothtown, Halifax

Great first time buyer opportunity offered with no onward chain. Three bedroom mid-terrace property situated in the Boothtown location of Halifax close to schools and amenities, Offers Over £110,000. Offering spacious family living throughout. Contact us now to view!



Agents Note

"It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

Lounge

13' 11" x 12' 11" (4.24m x 3.94m)

Spacious lounge with a double glazed window to the front elevation, two gas central heating radiators, gas fire and ceiling light point. The lounge itself has carpeted flooring.

Kitchen

9' 11" x 9' 1" (3.02m x 2.77m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with a mixer tap. With a double glazed window to the rear elevation, UPVC door which leads out to the rear yard, ceiling light point, gas central heating radiator and gas oven & hob. The kitchen itself has vinyl flooring.

First Floor Landing

With carpeted flooring and ceiling light point.

Bedroom One

14' 9" max x 11' 9" (4.50m max x 3.58m)

Double bedroom with a double with two double glazed windows to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

Bedroom Two

11' 6" x 8' 2" (3.51m x 2.49m)

With a gas central heating radiator, ceiling light point, carpeted flooring and a double glazed window to the rear elevation.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

With a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

House Bathroom

The house bathroom comprises of a low level w/c, wash hand basin with vanity unit and walk in shower. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself has vinyl flooring.

Cellar

Storage cellar which is accessed from the kitchen which would be ideal for extra storage space.

Externally

On street parking to the front of the property and paved yards to the front & rear.



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- **OFFERS OVER £110,000**
- OF INTEREST TO THE FIRST TIME BUYER
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- SPACIOUS FAMILY LIVING THROUGHOUT
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113939 - 0005

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