



The Wells, Halifax, HX2 7QP

welcome to

The Wells, Halifax

Grade II listed well presented three bedroom mid-terrace property in Halifax, Offers in region of £189,500 which offers great family living accommodation. Situated close to amenities and transport links with access to the town centre. Benefitting from a private parking space & spacious rear garden.



Entrance Hall

Enter the property through a wood door to the front elevation into the entrance hall where there is a gas central heating radiator, ceiling light point and laminate flooring with access to the ground floor accommodation.

Lounge

22' 6" x 10' 6" (6.86m x 3.20m)

Spacious lounge with a double glazed window to the front elevation and wood French doors to the rear which lead to the yard. With two gas central heating radiators, two ceiling light points and providing space for free standing furniture. The lounge itself has carpeted flooring.

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a sink & drainer with mixer tap. There is a double glazed window to the rear elevation, ceiling light point, laminate flooring and the house boiler is also located in the kitchen.

First Floor Landing

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

Bedroom One

10' 6" x 10' 4" (3.20m x 3.15m)

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

Bedroom Two

9' 2" x 8' 1" (2.79m x 2.46m)

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

Bedroom Three

9' 5" x 7' 7" (2.87m x 2.31m)

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

House Bathroom

The house bathroom comprises of a three piece suite which includes a low level wc, wash hand basin and panelled bath with an electric shower. There is a frosted double glazed window to the rear elevation, ceiling spotlights and gas central heating radiator. The bathroom itself has tiled walls and vinyl flooring.

Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, wall mounted wash hand basin, ceiling light point and gas central heating radiator. The wc room itself has vinyl flooring,

Externally

To the front of the property is a patio area which could be great for sitting and relaxing in the summer and to the rear is a paved enclosed yard which provides space for garden furniture if desired. There is also an additional spacious lawned garden to the rear which would be great for enjoying the summer months.



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The Wells, Halifax

- ***OFFERS IN THE REGION OF £189,500***
- PRIVATE PARKING SPACE
- IDEAL FOR GROWING FAMILIES
- OFFERING WELL PRESENTED SPACIOUS FAMILY LIVING
- PATIO AREA TO THE FRONT, YARD TO THE REAR AND ADDITIONAL LAWNED GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

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£189.500



This floor plan is for illustrative purposes only it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection. Powered by www.houseagent.com



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Property Ref:
HFX112720 - 0009

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