



Hays Lane, Halifax, HX2 8UL

welcome to

Hays Lane, Halifax

Offered with no onward chain is this fully renovated property, Offers Over £130,000 which could be of interest to the first time buyer & investors. Presented to an excellent standard with a single storey kitchen extension. Early viewings are highly recommended so contact us to view



Lounge

16' 3" x 14' 11" (4.95m x 4.55m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. Boasting exposed beams and a wood burner with stone fireplace. The lounge itself provides space for free standing furniture and has carpeted flooring.

Kitchen

12' 10" x 11' 9" (3.91m x 3.58m)

Single storey kitchen extension. Modern fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap. With a double glazed window and composite door to the rear elevation which provides access to the rear yard, ceiling light point and gas central heating radiator. There is an oven & gas hob with extractor hood over and the kitchen itself has vinyl flooring.

First Floor Landing

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

Bedroom One

10' 4" x 9' 3" (3.15m x 2.82m)

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

Bedroom Two

9' 3" x 6' 1" (2.82m x 1.85m)

With carpeted flooring, gas central heating radiator, ceiling light point and carpeted flooring.

House Bathroom

The house bathroom comprises of a three-piece suite which includes a low level w/c, wash hand basin and panelled bath. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating towel rail. The bathroom itself is fully tiled.

Externally

To the rear of the property, there is a paved yard which is also fenced and would be great for relaxing in the summer months.



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Hays Lane, Halifax

- ***OFFERS OVER £130,000***
- OF INTEREST TO THE FIRST TIME BUYER & INVESTORS
- QUIET LOCATION WITH OPEN OUTLOOK TO FIELDS & CLOSE TO NATURE WALKS & RESERVOIRS
- WELL PRESENTED TWO BEDROOM MID-TERRACE OFFERED WITH NO ONWARD CHAIN
- SINGLE STOREY KITCHEN EXTENSION & FULLY RENOVATED TO A HIGH STANDARD

Tenure: Freehold EPC Rating: C

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114209 - 0002

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