



Eldroth Road, Halifax HX1 3BA

welcome to

Eldroth Road, Halifax

Three-bedroom mid-terrace property in Savile Park, Offers Over £130,000 which could be a great first-time buyer opportunity. Popular location within close proximity to schools, local amenities and within walking distance to the Savile Park moor. Contact us now to view!



Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is laminate flooring and ceiling light point.

Lounge

13' 9" x 11' 9" max (4.19m x 3.58m max)

With a double-glazed window to the front elevation, gas central heating radiator and ceiling light point. There is a gas fire with surrounding fireplace, two wall lights and the lounge itself has laminate flooring.

Kitchen/Diner

17' 2" x 15' 2" (5.23m x 4.62m)

Located on the lower ground floor is the modern & spacious fitted kitchen/diner with wall & base units, complementary worksurfaces over incorporating a sink & drainer with a mixer tap. There is a double-glazed window to the rear elevation, gas central heating radiator, ceiling spotlights and providing ample space for dining furniture. There is UPVC door which provides access to the rear garden.

First Floor Landing

With carpeted flooring, ceiling light point and gas central heating radiator. The loft is also accessible from the first floor landing.

Bedroom One

12' 4" x 9' 7" max (3.76m x 2.92m max)

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

Bedroom Two

8' 1" x 10' 10" max (2.46m x 3.30m max)

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

Bedroom Three

5' 5" x 9' 4" max (1.65m x 2.84m max)

With carpeted flooring, ceiling light point gas central

heating radiator and a double-glazed window to the front elevation.

House Bathroom

The house bathroom comprises of a low level wc, wash hand basin and panelled bath with a shower over. There is a frosted double-glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself has tiled walls and vinyl flooring.

Externally

To the front of the property there is on street parking and to the rear is a garden which is gated and fenced for privacy also with a shed, astroturf and flowerbeds.



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Eldroth Road, Halifax

- ***OFFERS OVER £1300,000***
- GREAT FIRST TIME BUYER OPPORTUNITY
- SITUATED CLOSE TO SCHOOLS & LOCAL AMENITIES
- POPULAR LOCATION
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114545 - 0003

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