

Eldroth Road, Halifax HX1 3BA

william h brown

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 ($2.46m \times 3.30m \text{ max}$) 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 bah 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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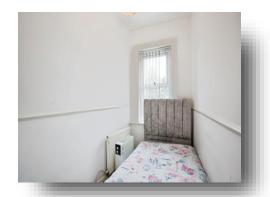
- ***OFFERS OVER £1300,000***
- **GREAT FIRST TIME BUYER OPPORTUNITY**
- SITUATED CLOSE TO SCHOOLS & LOCAL AMENITIES
- POPULAR LOCATION
- **REAR GARDEN**

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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



halifax@williamhbrown.co.uk

01422 362845



william h brown

6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.