



**Mixenden Road, HALIFAX HX2 8RB**



**welcome to**

**Mixenden Road, HALIFAX**

Offering great spacious family living accommodation is this three-bedroom mid-terraced property located in Halifax which would be ideal for growing families. Benefiting from good sized gardens, off street parking. Contact us now book your viewing!



### Entrance Hall

The entrance hall comprises of vinyl flooring, ceiling light point, gas central heating radiator glass balustrade staircase.

### Lounge

13' 8" x 11' ( 4.17m x 3.35m )

The lounge comprises of carpet flooring, ceiling light point, electric fire, gas central heating radiator, media wall, UPVC double glazed window to the front elevation.

### Kitchen/ Dining Room

11' 10" x 9' 9" ( 3.61m x 2.97m )

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, integrated fridge and freezer and dishwasher, range cooker, UPVC French door leading to the rear elevation.

### Utility Room

7' 3" x 5' 11" ( 2.21m x 1.80m )

The utility room comprises of tiled flooring, ceiling light point, plumbing for washing machine, UPVC double glazed window to the rear elevation.

### Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator.

### Bedroom One

13' 4" x 10' ( 4.06m x 3.05m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation,

### Bedroom Two

11' 10" x 9' 9" ( 3.61m x 2.97m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

10' 3" x 7' 11" ( 3.12m x 2.41m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### Loft Room

The loft comprises of carpet flooring, gas central heating radiator, Velux window.

### Bathroom

The bathroom comprises of vinyl flooring, ceiling spotlights, low level W/c, fitted vanity unit with wash basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

### Externally

Externally the property benefits from Astro-turfed enclosed garden with a flagged seating area and to the rear there is a Astro-turfed area and a seating area.

### Outbuilding

The outbuilding comprises of carpet flooring, ceiling light point, fitted log burner.



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welcome to

## Mixenden Road, HALIFAX

- MARKETING AT £140,000
- THREE BEDROOM MID-TERRACED PROPERTY
- WELL MAINTAINED GARDENS
- ON STREET PARKING
- LOCATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFH114626 - 0002

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**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)