



Tanhouse Hill, Halifax, HX3 8HN

welcome to

Tanhouse Hill, Halifax

This two-bedroom end-terraced property situated in the popular area of Hipperholme marketed at £160,000 which could be of interest to a first-time buyer. Benefiting from on street parking seating area to the front and is modernised throughout. Contact us now to book your viewing!



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point.

Lounge

16' 5" x 12' 10" (5.00m x 3.91m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator and a log burner, UPVC double glazed window to the front elevation.

Kitchen

12' 6" x 6' 5" (3.81m x 1.96m)

The kitchen comprises of laminate flooring, ceiling light point, matching wall and base units with work top over, electric oven with hob, plumbing for a washing machine, UPVC double glazed window to the front and side.

Landing

The landing comprises of carpet flooring, ceiling light point, loft door leading to loft.

Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

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' 4" x 6' 6" (3.45m x 1.98m)

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

Bathroom

The bathroom comprises of vinyl flooring, low level W/c, wash hand basin, panelled bath with shower over, chrome gas central heated towel rail.

Loft

The loft comprises of storage room and is insulated.

Externally

To the front having on street parking and there is a beautifully put together seating area giving this property the perfect entertaining area.



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Tanhouse Hill, Halifax

- TWO BEDROOM END-TERRACED PROPERTY
- MARKETING AT £160,000
- IDEAL FOR FIRST TIME BUYERS
- SEATING AREA TO THE FRONT
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114655 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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.

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