



St. Georges Road, HALIFAX, HX3 5BU

welcome to

St. Georges Road, HALIFAX

Two-bedroom mid terrace property in a nice and quiet sought after area which offers spacious living accommodation and benefits from allocated parking and a private enclosed rear garden. Within proximity to good schools, local amenities and public transport links. Contact us to view!



Lounge

15' 1" x 10' 3" (4.60m x 3.12m)

Spacious lounge with a double-glazed window and composite door to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has laminate flooring and provides ample space for free standing furniture.

Kitchen/Diner

13' 2" x 8' (4.01m x 2.44m)

Modern fitted kitchen/diner with wall & base units, complementary worksurfaces over incorporating a stainless-steel sink & drainer with mixer tap and tiled splashback. There is a double-glazed window to the rear elevation and a door which provides access to the rear garden. With an oven & induction hob with an extractor over, plumbing for a washing machine, central heating radiator and ceiling light point. The kitchen itself has laminate flooring and provides space for dining furniture.

First Floor Landing

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

Bedroom One

13' 3" x 11' 7" (4.04m x 3.53m)

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

Bedroom Two

11' 6" x 6' 7" (3.51m x 2.01m)

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

Bathroom

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

Externally

To the front of the property there is a lawn and to the rear is a private enclosed decked & pebbled garden with gated access and also with a shed. The garden would be great for enjoying the summer months. There is allocated parking to the rear of the property.



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welcome to

St. Georges Road, HALIFAX

- TWO BEDROOM MID-TERRACED PROPERTY
- ALLOCATED PARKING TO THE REAR
- DECKED ENCLOSED PRIVATE REAR GARDEN
- OFFERING SPACIOUS LIVING ACCOMMODATION
- SITUATED CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114957 - 0004

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