



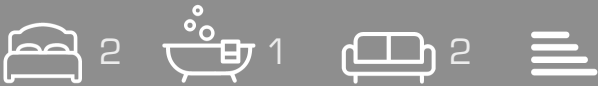
21 Mile Cross Gardens, Halifax, HX1 3UJ

Offers Over £65,000

- : Popular & Convenient Location
- : Requires Modernising
- : Gas Central Heating
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : 2 Bedroomed Terraced Property
- : uPVC Double Glazing
- : Garden To The Front Yard To The Rear
- : Ideal For Property Investor
- : Viewing Recommended

21 Mile Cross Gardens, Halifax HX1 3UJ

Situated in this popular and convenient residential location, lies this two bedroomed stone built terraced residence which requires modernising. The property briefly comprises an entrance vestibule, lounge with bay window, dining room, kitchen, two bedrooms and bathroom. Although the property requires modernising it does have the benefit of uPVC double glazing and gas central heating. The property also benefits from gardens to front and rear, provides excellent access to Halifax town centre and is being offered for sale at this realistic asking price in order to encourage a prompt sale.



Council Tax Band: A



ENTRANCE VESTIBULE

With one double radiator and a fitted carpet. From the Entrance Vestibule a door opens into the

LOUNGE

12'0" x 13'8"

With angular bay window to the front elevation incorporating uPVC double glazed units, gas fire to the chimney breast on a matching hearth, one double radiator and a fitted carpet.

From the Lounge through to the

KITCHEN

3'3",17'0"7" x 10'1"

With a stainless steel single drainer sink unit with cupboards and drawers beneath and wall cupboards above, uPVC double glazed window to the rear elevation and a uPVC double glazed rear entrance door. A folding door opens to an under the stairs store area.

From the Kitchen a door opens into the

DINING ROOM

8'3" x 9'2"

With uPVC double glazed window to the rear elevation, wall mounted gas fire, one double radiator and a fitted carpet.

From the Entrance Vestibule stairs with fitted carpet leads to the

FIRST FLOOR LANDING

With access to loft. From the Landing a door opens into

BEDROOM ONE

This spacious double bedroom has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

9'0" x 9'11"

With uPVC double glazed window to the rear elevation, one double radiator, Worcester combination boiler and a fitted carpet.

From the Landing a door opens to

BATHROOM

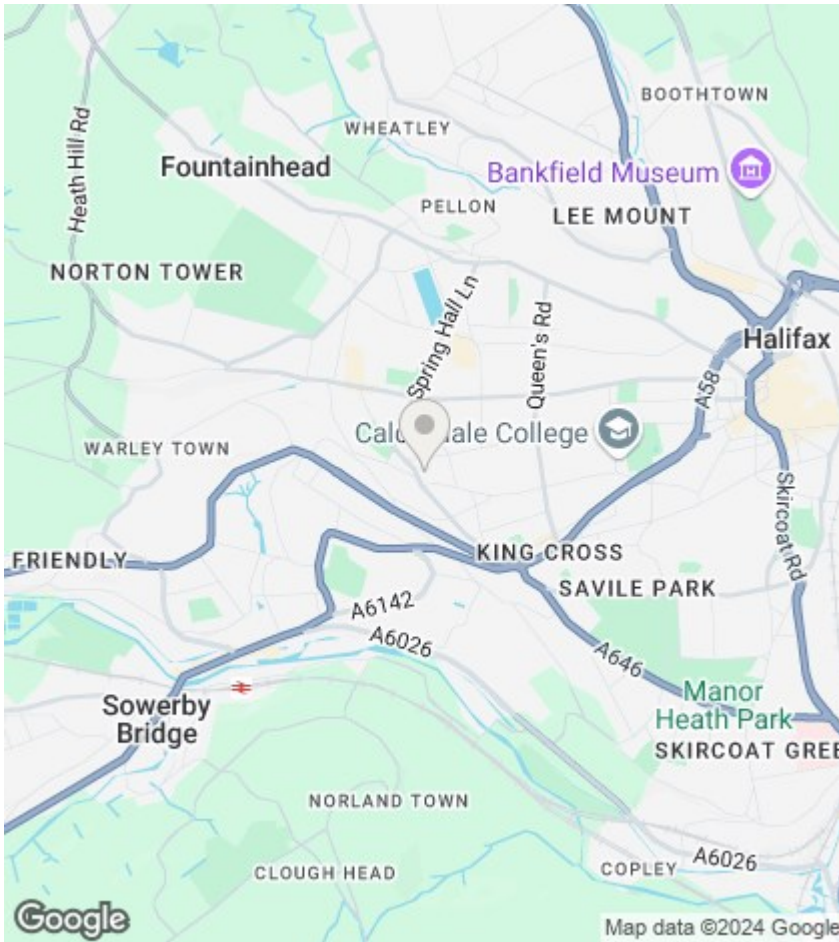
With chocolate brown three piece suite comprising pedestal wash basin, low flush WC and panelled bath, uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator.

GENERAL

The property has the benefit of all mains services of gas water and electric with the added benefit of gas central heating and uPVC Double Glazing. It is constructed of brick and stone, is Freehold, and in council tax band A

EXTERNAL

To the front of the property there is a garden with mature plants and shrubs and path leading to the front entrance door. To the rear of the property there is a yard with garden shed.



Directions

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	