



62 Prospect Street, Halifax, HX3 6LG

PCM £1,300 PCM

- : Popular & Convenient Location
- : Attractive Unfurnished Accommodation
- : 2 Bathrooms
- : 2 Reception Rooms & A Modern Kitchen
- : Bond 1350
- : Detached Family Home
- : 3 Bedrooms
- : Integral Garage & Gardens
- : No Pets, No Smokers
- : Viewing Essential

62 Prospect Street, Halifax HX3 6LG

Available to rent is this attractive three-bedroom detached residence, situated in a highly sought-after and convenient residential location close to Halifax Town Centre. Providing spacious, unfurnished accommodation, this south-facing property enjoys easy access to local amenities, outstanding schools, Halifax Town Centre, and excellent road and rail links connecting to Manchester and Leeds. An internal inspection is strongly recommended to fully appreciate the attractive accommodation on offer.



Council Tax Band: E



ENTRANCE HALL

The front entrance door opens into a welcoming entrance hall with fitted carpet and a double radiator, providing access to the integral garage, downstairs cloakroom, and stairs to the first floor.

From the entrance hall door to

INTEGRAL GARAGE

A spacious garage with an up-and-over door, housing the Worcester gas central heating boiler. Ideal for secure parking or additional storage space.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising a hand wash basin and low-flush W/C. There is also a double radiator.

From the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

Spacious landing area with a UPVC double-glazed window to the front elevation and a double radiator.

From the entrance hall door to the

DINING ROOM

A bright dining room with UPVC double-glazed French doors opening directly onto the rear garden. Additional features include corniced ceiling detail and a double radiator.

From the dining room through to the

KITCHEN

The modern, fully fitted kitchen offers a range of stylish wall and base units with matching work surfaces and a stainless steel one-and-a-half bowl sink unit with telescopic mixer tap. Integrated appliances include a fridge freezer and a four-ring gas hob with a fan-assisted electric oven below and a stainless steel/glazed extractor canopy above. Plumbing for an automatic dishwasher is also provided (fridge freezer and dishwasher can remain or be removed by agreement). Tiling around the work surfaces complements the modern décor. A UPVC double-glazed window overlooks the rear garden, with an additional UPVC double-glazed rear door providing access outside. A double radiator is also fitted.

From the landing door to the

LOUNGE

A spacious lounge featuring two UPVC double-glazed windows to the front elevation, corniced ceiling detail, a double radiator, TV point, and fitted carpet.

From the first floor landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

A carpeted landing with loft access, providing entry to all bedrooms and the family bathroom.

From the landing door to

BEDROOM ONE

A generous master bedroom with two UPVC double-glazed windows to the front elevation, offering superb panoramic views. The room includes a double radiator and fitted carpet.

From the landing door to an

EN SUITE

This modern en suite features a white three-piece suite comprising a hand wash basin set into a vanity unit with mixer tap, a low-flush W/C, and a corner shower cubicle with rainfall and handheld showerheads. The en suite is fully tiled, including the floor, and benefits from a chrome heated towel rail and extractor fan.

From the landing door to

BEDROOM TWO

A well-sized double bedroom with a UPVC double-glazed window to the rear elevation, a double radiator, and fitted carpet.

From the landing door to

BEDROOM THREE

Another good-sized bedroom (also considered Bedroom Two based on dimensions) with a UPVC double-glazed window to the rear elevation, a double radiator, and fitted carpet.

From the landing door to the

FAMILY BATHROOM

A stylish modern bathroom fitted with a white three-piece suite comprising a hand wash basin set into a vanity unit with mixer tap, a low-flush W/C, and a panelled bath with rainfall and handheld shower attachments. The bathroom is fully tiled, including the floor, and features a UPVC double-glazed window to the side elevation.

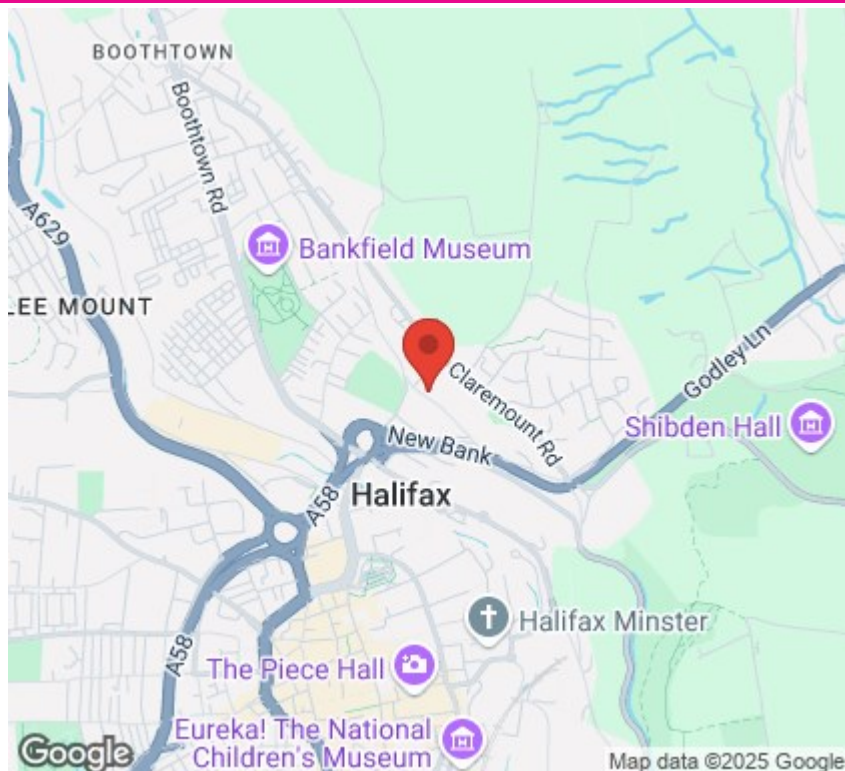
GENERAL

: Tenure: Rental
: Services: All mains services (gas, water, and electricity)
: Heating: Gas central heating
: Windows: UPVC double glazing throughout
: Council Tax Band:

EXTERNAL

To the front of the property is a small garden area and a tarmac driveway providing off-road parking and access to the integral garage. Pathways and steps lead to the side of the house.

To the rear, the property benefits from a low-maintenance flagged patio area, complemented by a raised terrace finished with artificial lawn ideal for outdoor entertaining.



Directions
SAT NAV HX3 6LG

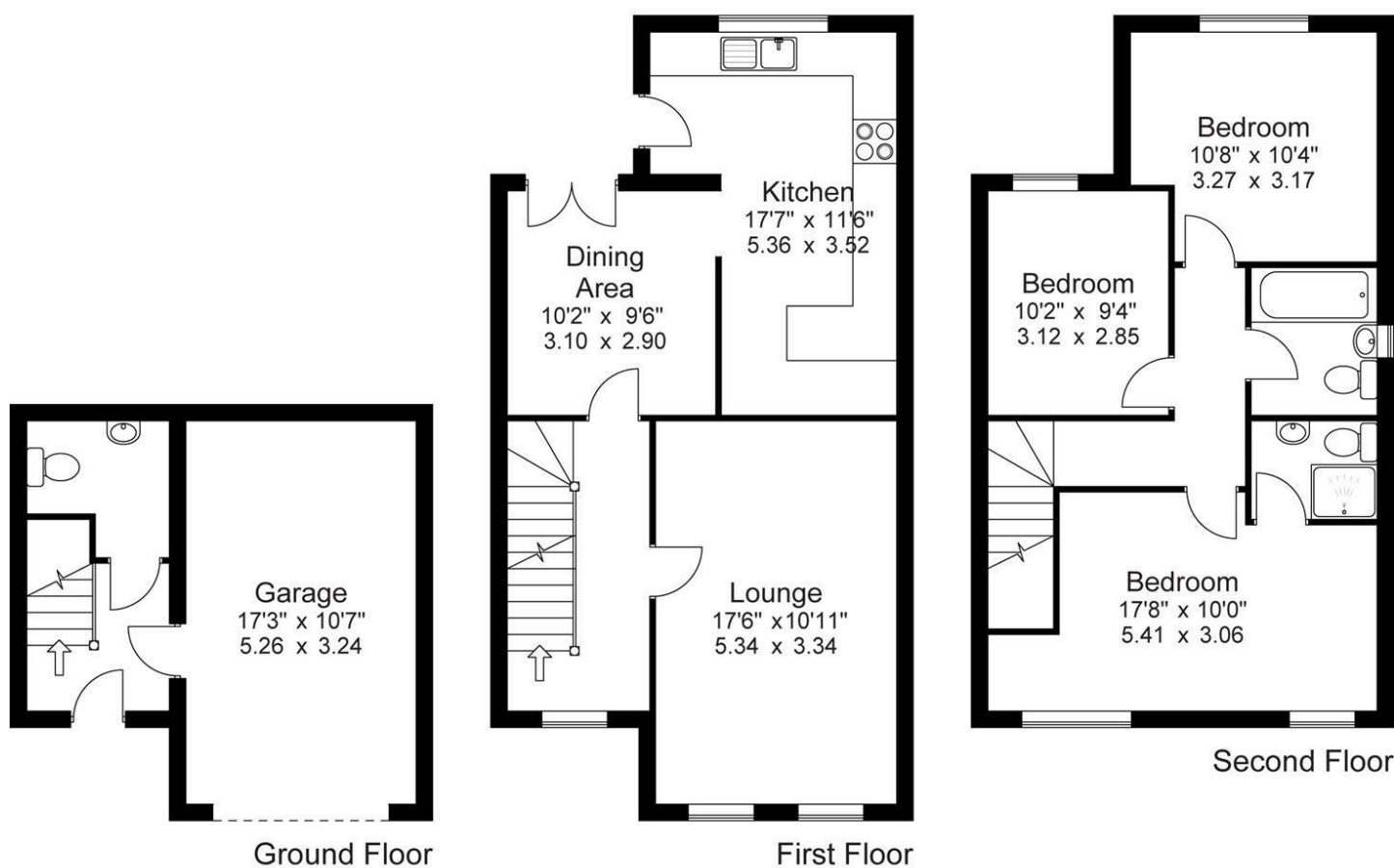
Viewings

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	

Approx Gross Floor Area = 1323 Sq. Feet
= 122.9 Sq. Metres



For illustrative purposes only. Not to scale.