

137 Jubilee Road, Siddal, Halifax, HX3 9LL

Offers Over £99,995

- : Popular & Convenient Location
- : 2 Bedrooms
- : Excellent Potential
- : Ideal For Property Investor
- : Realistically Priced
- : Traditional Stone Built Terraced Property
- : Requires Modernising
- : Gardens Front & Rear
- : Easy Access to Halifax Town Centre & M62
- : Viewing Recommended

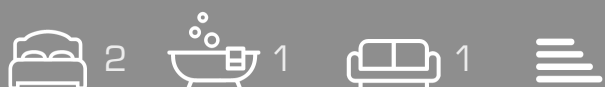


## 137 Jubilee Road, Halifax HX3 9LL

Situated in this popular and convenient residential location lies this two-bedroom through-terrace property, which, although requiring modernisation, provides excellent potential. The property provides excellent access to Halifax Town Centre, as well as the local amenities of Skircoat Green and Siddal, together with easy access to the M62 motorway network.

The property briefly comprises of a Lounge, kitchen, 2 bedrooms, bathroom and gardens

Although in need of upgrading, which is reflected in the asking price, an early inspection to view is essential to fully appreciate the potential this property provides.



Council Tax Band: A



### ENTRANCE VESTIBULE

UPVC double glazed entrance door opens into the vestibule, which leads directly into the

### LOUNGE

16'4" (into bay window) x 13'5"

With an angular bay window to the front elevation incorporating UPVC double glazed units, a feature stone and Cornish slate fireplace to the chimney breast, cornice to ceiling, fitted carpet, and a television point.

A glass-panelled door provides access to the

### KITCHEN

10'0" x 8'10"

Fitted with a range of units to include one double wall unit and one double base unit. UPVC double glazed window to the rear elevation and UPVC rear entrance door with glazed panel above.

From the kitchen, a doorway leads through to the utility area.

### UTILITY AREA

10'0" x 8'10"

Fitted with a single drainer sink unit with mixer tap, plumbing for an automatic washing machine, and a UPVC double glazed window to the rear elevation.

From the lounge door opens to stairs leading to the first

### LANDING

With UPVC double glazed window to the rear elevation and wall-mounted gas heater.

From the landing door to

### BATHROOM

Fitted with a three-piece suite in a salmon pink shade incorporating a pedestal wash basin, low flush W/C, and panelled bath. Door to airing cupboard housing a fully lagged hot water cylinder with storage space above. UPVC double glazed window to the rear elevation.

From the landing door to

### BEDROOM ONE

13'9" x 13'7"

A spacious double bedroom with UPVC double glazed window to the front elevation, fitted carpet, and under-stairs storage cupboard.

From the landing door opens to stairs leading to

### ATTIC BEDROOM TWO

12'9" x 8'9"

With Velux double glazed skylight window and access to under-eaves storage to either side.

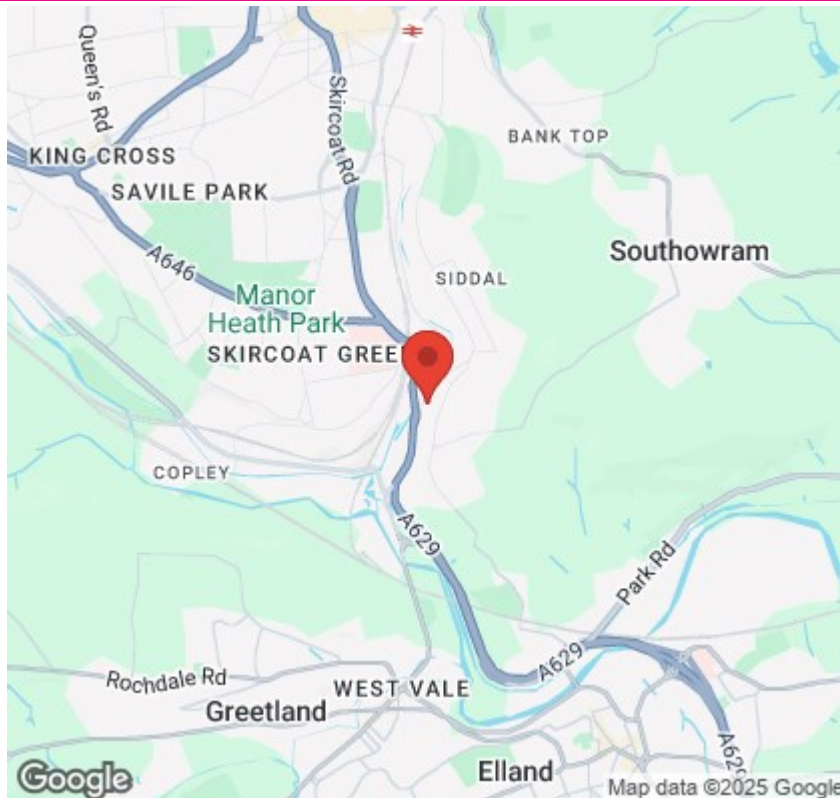
### GENERAL

The property is constructed of stone under a blue slate roof and benefits from all mains services including gas, water, and electric, together with UPVC double glazing. The property is Freehold and is in Council Tax Band A

### EXTERNAL

To the front of the property there is a garden area with steps and path leading to the front entrance door. To the rear there is a further tiered garden area.





## Directions

SAT NAV HX3 9LL

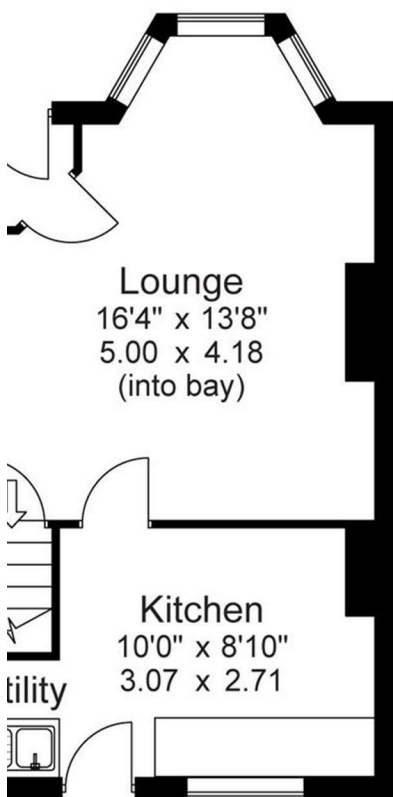
## Viewings

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

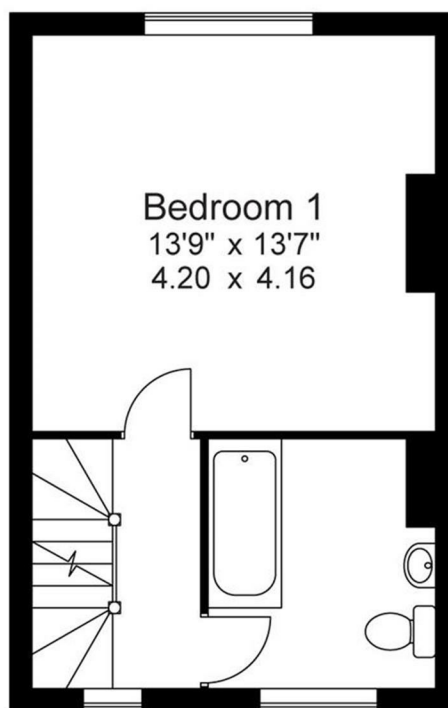
## EPC Rating:

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	

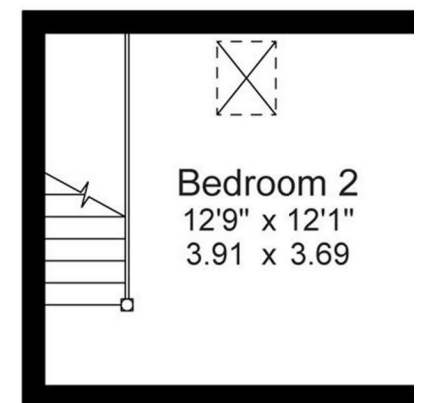
Approx Gross Floor Area = 792 Sq. Feet  
= 73.6 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.