



39 Moor End Road, Halifax, HX2 OHF

£850

- : Popular & Convenient Location
- : 2 Reception Rooms
- : Off Road Parking To The Front
- : No Smokers
- : Easy Access to Halifax Town Centre
- : Unfurnished Accommodation
- : 3 Double Bedrooms
- : No Pets
- : Bond 950
- : Viewing Strongly Recommended



## 39 Moor End Road, Halifax HX2 0HF

Situated in this popular and convenient residential location lies this three-bedroom residence, forming part of a larger property and providing spacious, unfurnished accommodation. The property briefly comprises kitchen, dining room, first floor lounge, three bedrooms, bathroom, UPVC double glazing and gas central heating. The property provides excellent access to local amenities as well as easy access to Halifax Town Centre. An internal inspection is strongly recommended.



Council Tax Band:



### KITCHEN

15'3" x 8'0"

Front entrance door opens into the kitchen, which is fitted with a range of modern wall and base units incorporating matching work surfaces and a stainless steel single sink unit with telescopic mixer tap. Four ring halogen hob with extractor canopy above and fan-assisted electric oven and grill beneath. Plumbing for an automatic washing machine and space for a fridge freezer. UPVC double glazed window to the front elevation.

From the kitchen door to

### DINING ROOM

16'0" x 9'3"

With UPVC double glazed mullioned windows to the side elevation, tiled fireplace with mantelpiece and hearth, one double radiator, and door to a cupboard housing the combination boiler and tank.

From the dining room door to the

### HALLWAY

With stairs and fitted carpet, rising to the first floor landing. UPVC double glazed window to the side elevation, one double radiator, and fitted carpet.

From the landing door to

### LOUNGE

15'11" x 10'1"

With UPVC double glazed window to the side elevation, period fireplace with open grate fire, one double radiator, and fitted carpet.

From the landing door to the

### BATHROOM

Fitted with a modern white three-piece suite incorporating hand wash basin set in vanity unit with mixer tap, low flush W.C. with concealed cistern, panelled bath with shower mixer tap and Mira electric shower over. The bathroom is fully tiled around the suite with complementary décor to the remaining walls. UPVC double glazed window to the side elevation, one double radiator, and door to airing cupboard providing full storage facilities.

From the landing door to

### BEDROOM ONE

15'10" x 13'8"

Spacious double bedroom with UPVC double glazed mullioned windows to the front and side elevations providing a light and spacious aspect. One double radiator and fitted carpet.

From the landing door to

### BEDROOM TWO

16'6" x 11'5"

Second double bedroom with UPVC double glazed window to the front elevation, period fireplace surround to chimney breast, one double radiator, and fitted carpet.

From the landing door to

### BEDROOM THREE

11'5" x 9'10"

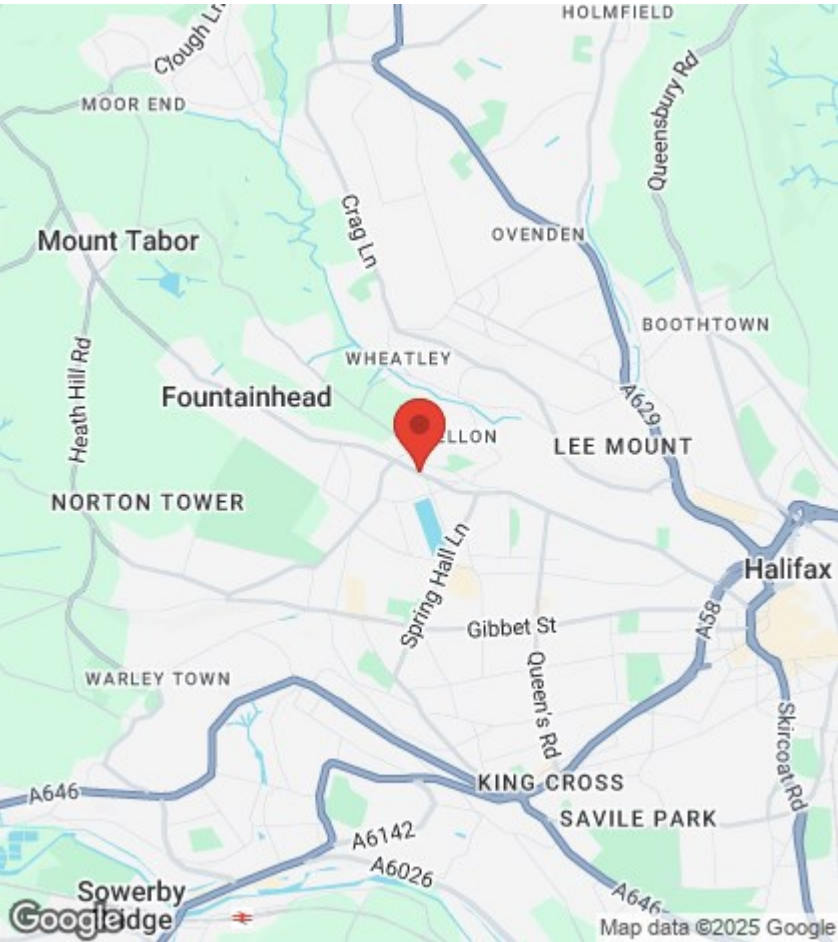
This third double bedroom has a UPVC double glazed window to the front elevation, one double radiator, and fitted carpet.

### GENERAL

The property is constructed of stone and provides the benefit of mains gas, water, and electricity, together with UPVC double glazing and gas central heating. The property is awaiting its council tax classification.

### EXTERNAL

To the front of the property there is one parking space.



Directions

SAT NAV HX2 0HF

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC