



## 1 Heathmoor Close

Halifax, HX2 9LS

**£120,000 Freehold**





We are pleased to offer for sale this brick built two bedroomed end townhouse property. This is an ideal first time purchase and has the benefit of gardens to the front and rear together with off street parking. The accommodation features good sized rooms has gas central heating and UPVC double glazing. Other benefits include a useful loft room, modern kitchen with built-in cooker and hob and fitted wardrobes to the main bedroom.

#### Location

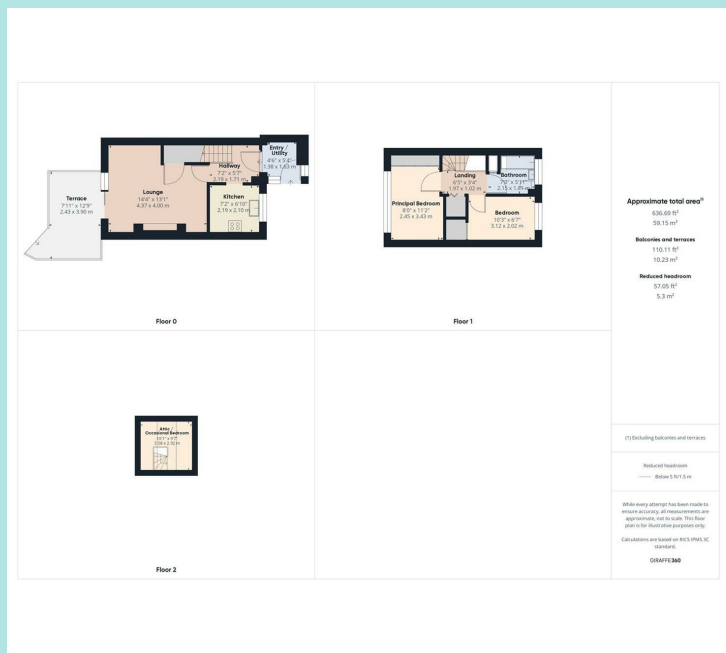
Number 1 stands at the entrance to this pleasant residential cul-de-sac just off Heathmoor Park Road. Local schools, supermarkets and cricket ground are all close by and Halifax town centre is a 10 minute drive away.

#### Accommodation

A good sized Entrance Porch has plumbing for the washing machine and houses the gas combination central heating boiler. The Lounge has patio doors overlooking and leading to the rear gardens together with laminate flooring, electric fire and useful under stairs storage area. The Kitchen has a range of modern units built in cooker, hob and integrated fridge freezer. On the first floor the main Double Bedroom has mirror fronted wardrobes the second Single Bedroom also a storage cupboard and wardrobe. The Bathroom has a white suite comprising WC, wash hand basin and bath together with shower unit and shower screen. Complementary fully tiled walls, extractor fan and tiled floor.

At the front of the property is an enclosed garden area together with resin drive providing off street parking. There's a garden shed to the side of the property and at the rear is an enclosed garden with decking and lawn area.

Council tax band: A  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A



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