

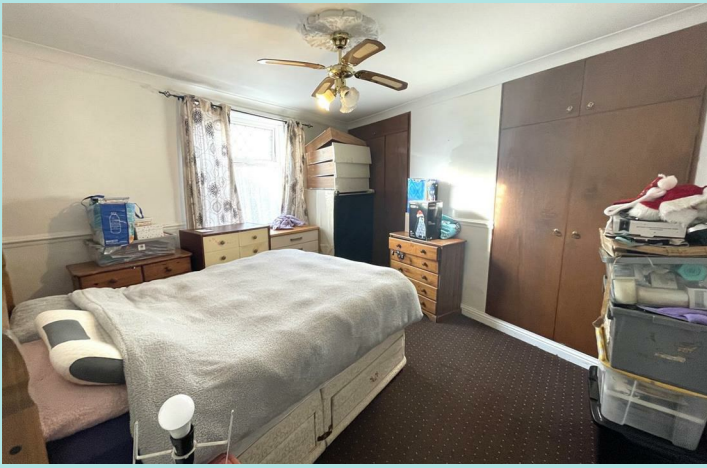


14 Spring Grove

Halifax, HX1 4TG

Offers In Excess Of £100,000 Freehold





An investment opportunity has arisen to purchase this deceptively spacious, stone built, three bedroom, two bathroom end terraced property. Located just a stones throw from The Halifax Academy, and just a short distance from Halifax Town Centre with all its shops and amenities, including the Bus and Railway stations. Currently achieving £475 pcm, the tenant is on an Assured Shorthold Tenancy which is currently holding over on a month by month basis. In addition, the accommodation has central heating, double glazing, a utility, and a useful keeping cellar.

Location

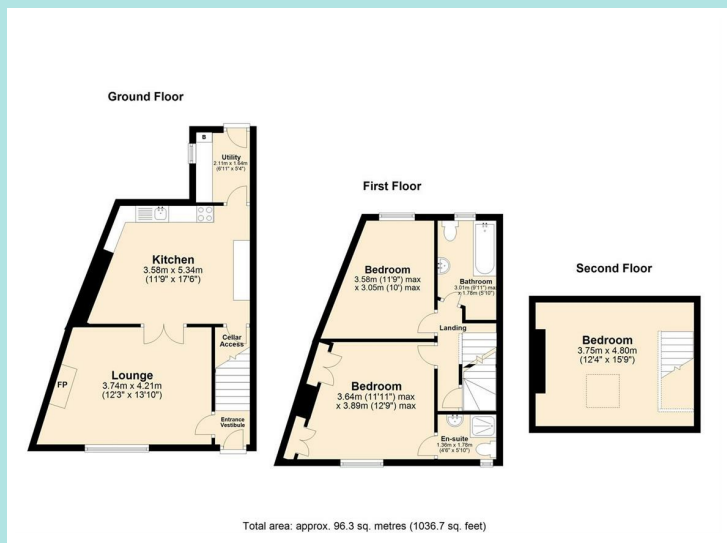
The property is at the end of Spring Grove where it meets Spring Hall Lane, directly opposite The Halifax Academy. West End Golf Club is close by, as is Wellesley park and Thrum Hall. There are many shops and amenities available on Queens Road and the town centre is only a mile away.

Accommodation

A uPVC door leads into a small entrance vestibule with open staircase leading up to the first floor. A good lounge has a central window to the front elevation and double doors which lead through to a spacious dining kitchen. Featuring a range of base, wall and drawer units with contrasting worktops which incorporate a stainless steel sink with drainer and mixer tap, and a four ring hob with extractor above. There is an integrated oven, space for a fridge freezer and ample space for a dining table. A door gives access to a useful keeping cellar. At the rear, a single storey utility room provides a worksurface with plumbing for a washing machine and space for a dryer. The boiler is housed to the outside wall.

On the first floor, the main bedroom is set to the front of the property and benefits from two fitted cupboards and an en-suite shower room comprising: WC, wash hand basin and shower cubicle. A second bedroom is set to the rear and the house bathroom enjoys a white three piece suite comprising: bath, wash hand basin and WC. From the landing, an enclosed staircase leads up to the second floor, third bedroom which benefits from a skylight window and ample storage space to the eaves.

Externally there is a small paved yard to the rear with gated access to Spring Hall Lane. On street parking is available.



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

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