



58 Reservoir Road

Halifax, HX2 0ET

Asking Price £110,000 Freehold





Offered to the market with no onward chain, positioned conveniently close to the town centre of Halifax, 58 Reservoir Road is a two-bedroom mid-terrace house offering well-presented accommodation over two floors. The property would suit both first-time-buyers and buy-to-let investors alike.

Location

The property is located in Pellon which sits conveniently close to the town centre of Halifax offering a range of amenities including local shops, cafes and supermarkets. Halifax is also home to a bus and train station offering transport link to Bradford, Leeds and Manchester. The M62 motorway network is close by.

Accommodation

Access is gained into the entrance hallway with a staircase rising to the first floor. The door to your left takes you through to the lounge which showcases coving and a ceiling rose and has a large window to the front elevation allowing for natural light to flood through. A decorative fireplace surround sits as the focal point.

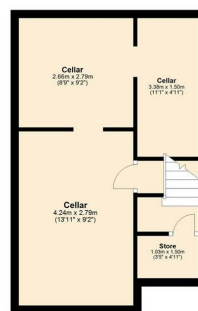
Leading off the lounge is the kitchen which offers an island and a range of bespoke wall, drawer and base units with contrasting solid oak worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. Doors from the kitchen lead out to the rear elevation and down to the useful cellar rooms.

Rising to the first floor landing accessing two double bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property benefitting from built-in wardrobes and a separate storage cupboard/walk-in-wardrobe. The second double bedroom enjoys an outlook over the rear garden while the house bathroom has a three-piece suite comprising a w/c, wash-hand basin and double walk-in rainfall shower.

Externally, to the front of the property is on-street parking and an enclosed and flagged front garden with pathway leading down to the front door. To the rear, accessed from the kitchen/diner is an enclosed garden which is flagged and bordered by fencing.



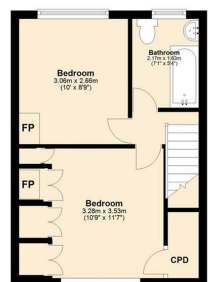
Lower Ground Floor
Approx. 29.7 sq. metres (319.5 sq. feet)



Ground Floor
Approx. 29.7 sq. metres (320.2 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.6 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 sq. feet)

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

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