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01484 508000



## Moorlands Place, Halifax,

**£850 Per month**

A very well presented and newly renovated back-to-back terrace with three bedrooms, a stylish kitchen and contemporary bathroom. The property is located towards the end of a no-through road and just around the corner from the park, overlooking the Tennis Club. The accommodation comprises a living room with adjoining separate kitchen with integrated appliances and large basement room with separate access from the garden. On the first floor are two bedrooms and a contemporary bathroom. A large double bedroom is situated on the top floor. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a small garden area at the front, perfect for seating, tubs and pots, etc. Parking is informal on the road.

# Moorlands Place, Halifax,

## Floorplan



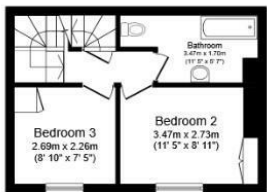
### Cellar

Floor area 30.3 sq.m. (326 sq.ft.)



### Ground Floor

Floor area 25.9 sq.m. (279 sq.ft.)



### First Floor

Floor area 25.9 sq.m. (279 sq.ft.)



### Second Floor

Floor area 25.9 sq.m. (279 sq.ft.)

TOTAL: 108.1 sq.m. (1,164 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Moorlands Place, Halifax,

## Details



### Entrance

A composite door with opaque glazed panels and uPVC over-light gives access to the living room.

### Living Room



This large, well appointed reception room has a high ceiling and deep cornice coving. To the chimney breast is a recess incorporating a flagged hearth and the room had neutral décor and carpeting. There is plenty of space for furniture along with a uPVC window to the front elevation and a radiator. A panelled door leads to the staircase which provides access to the first floor accommodation. A wide archway leads through to the kitchen.

### Kitchen

The kitchen has contemporary units to high and low levels with working surfaces incorporating matching upstands and a stainless steel sink. Integrated appliances include an oven and hob with a canopy style filter hood and a fridge. There is built-in shelved storage and a uPVC window to the front elevation. Steps lead to the lower ground floor.

### Lower Ground Floor

This level has the advantage of a timber and glazed external door with steps up to the garden area. There is a uPVC window and a radiator. The room could be used as a utility area, perfect for a fridge freezer and condensing dryer, for example. A door leads through to a store room which houses the Ideal Logic condensing boiler for the central heating system. The room provides useful storage space and has power and lighting.

### First Floor Landing

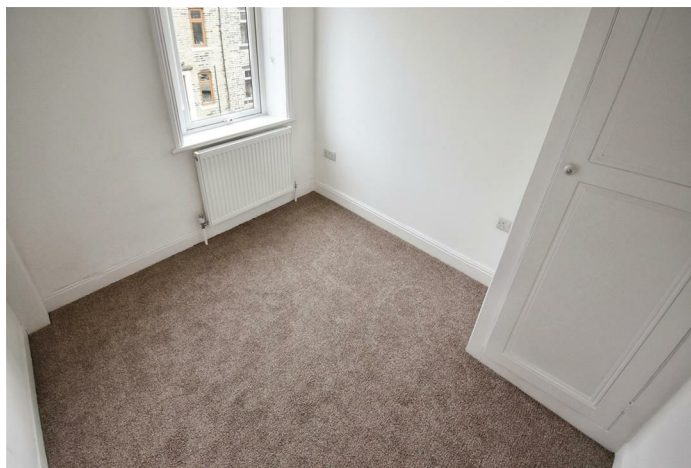
From the living room, the staircase rises to the first floor landing where there is a further staircase leading to the top floor.

### Bedroom One



This double bedroom is positioned at the front of the property and has a built-in storage cupboard with overhead storage. The uPVC window has an outlook towards the Sports/Tennis Club and the room has neutral décor and carpeting. The room also has a radiator.

### Bedroom Two



This single bedroom has a built-in shelved storage cupboard, a uPVC window and a radiator.

# Moorlands Place, Halifax,

## Details



### Bathroom



At the front of the property is a small garden area suitable for sitting and steps lead down to an external timber and glazed door providing access to the basement room. Parking is informal on the road.

The stylish bathroom has a white three-piece suite comprising a P-shaped bath with shower attachment from the mixer tap, a rectangular wash hand basin with storage cupboards beneath and a low-level WC. There is three quarter height tiling around the bath area along with an illuminated wall-mounted mirror, ceiling downlighting and an upright ladder-style radiator.

### Top Floor Accommodation

From the first floor landing, the staircase leads to the top floor.

### Bedroom Three

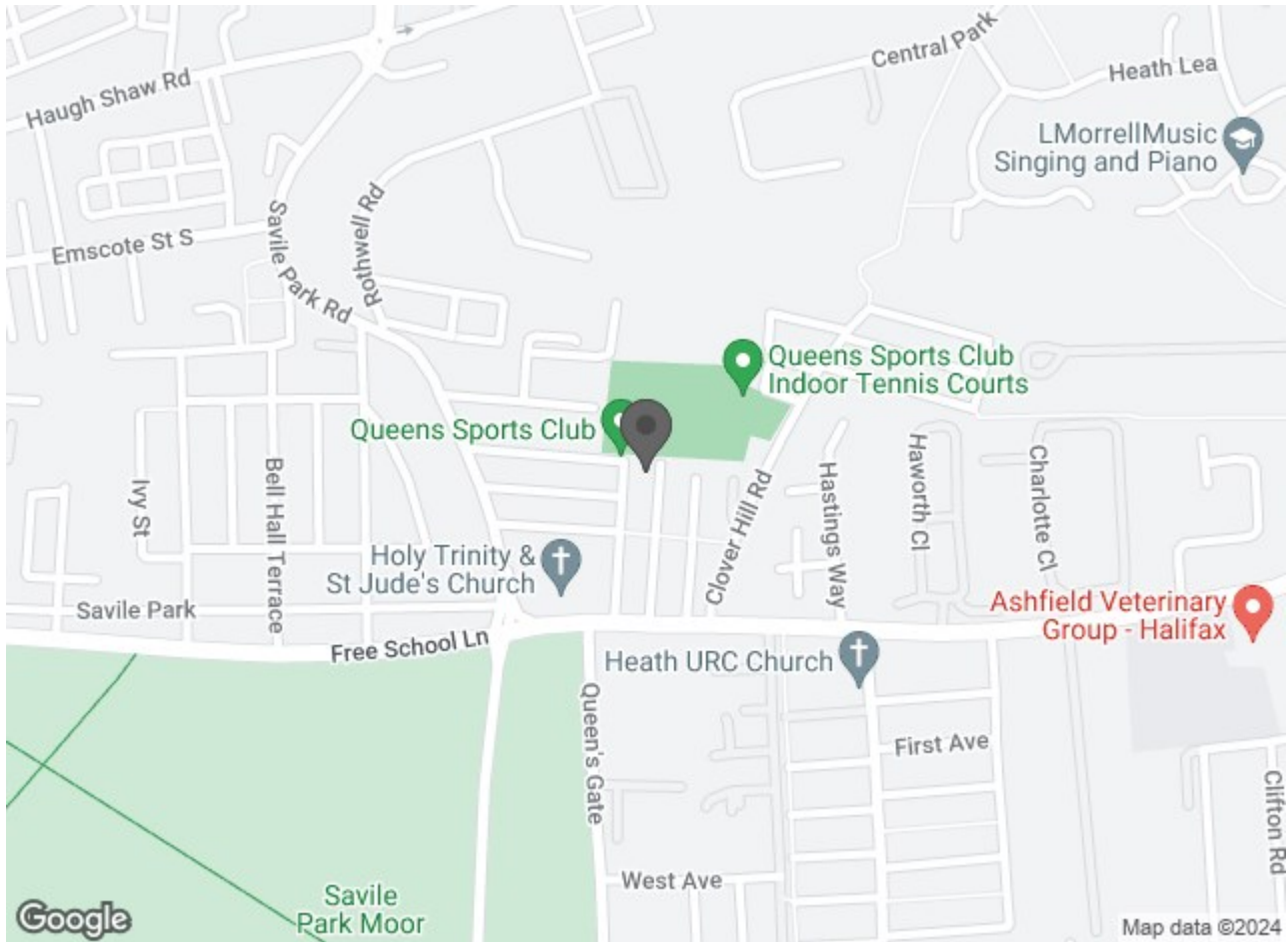


This is the largest bedroom and has a Velux window within the angled roofline. There is plenty of space for freestanding furniture and a radiator.

### External Details

# Moorlands Place, Halifax,

Directions



**Moorlands Place,  
Halifax,**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.