



**WAINHOUSE**  
PROPERTIES



## 12 OXFORD CRESCENT HALIFAX

**£185,000**  
**FREEHOLD**

Wainhouse properties are pleased to market this stone built three bedroom semi-detached house situated within a pleasant cul-de-sac location. The accommodation has the benefit of both gas central heating and double glazing. The property comprise of: - Front entrance, spacious lounge with bay window, Kitchen with dining area, three bedrooms and bathroom. Large front garden with off road parking and private enclosed garden area to the rear. Since the current owners purchased the property they have made enhancements to the property including a full re-wire, new windows and doors, new boiler along with complete central heating system and they have had the loft fully boarded and insulated with a drop down ladder. Early viewing is highly recommended.



• READY TO MOVE INTO • THREE BEDROOMS • MODERN FITTED KITCHEN • NEWLY CONVERTED LOFT FOR STORAGE

### Entrance

Access via a composite front door with staircase leading to the first floor.

### Living Room

Having a large double glazed window to the front, electric fireplace with decorative surround, radiator and door to:

### Kitchen Diner

Modern fitted kitchen with up and under fitted units and complementary work surfaces. Integrated fridge freezer, oven, hob and extractor hood overhead. Under stair storage area, composite side access door, double glazed window and further double French doors leading to the rear garden.

### Bedroom One

Double room with double glazed window to the front, radiator and loft access point which is fully boarded and has a drop down loft ladder.

### Bedroom Two

Further double with double glazed window to the rear and radiator.

### Bedroom Three

Single room with double glazed window to the front and radiator.

### Bathroom

Three piece suite comprising of WC, wash basin and paneled bath with shower overhead. Frosted double glazed window, extractor fan and chrome heated towel rail.

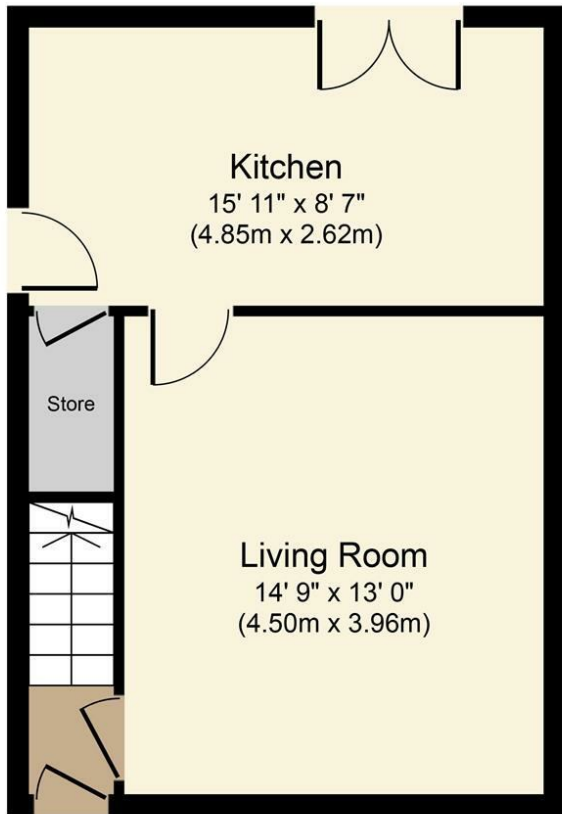
### External

The property benefits from a driveway to the front for two cars along with a lawned garden. Gated access to the side and pathway leading to the rear enclosed private lawned garden.

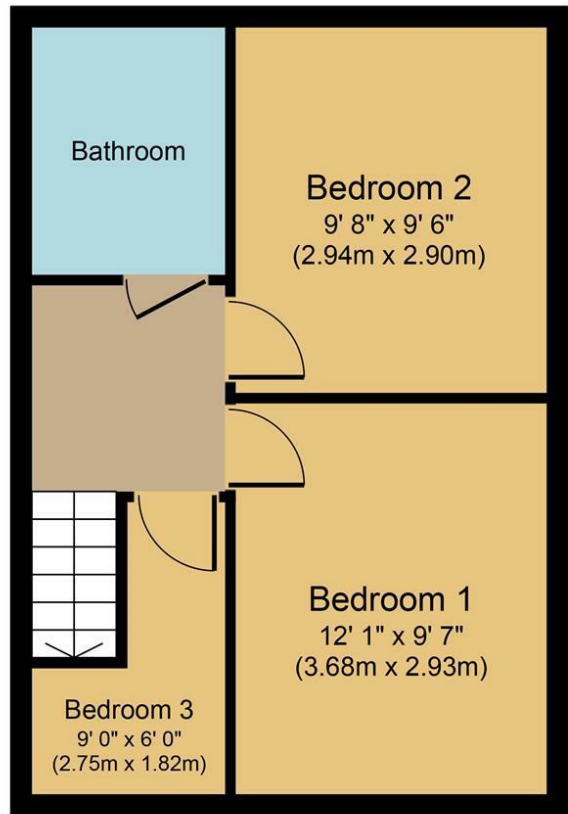


• THREE PIECE BATHROOM SUITE • OFF-ROAD PARKING FOR TWO CARS • GARDEN TO THE FRONT • REAR PRIVATE GARDEN





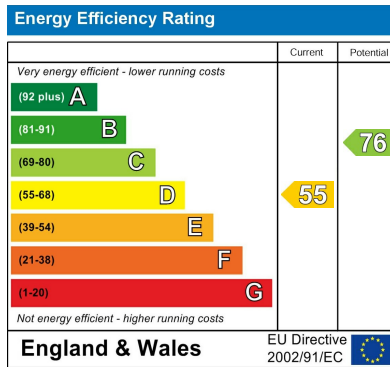
**Ground Floor**  
**Approximate Floor Area**  
**377 sq. ft.**  
**(35.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**377 sq. ft.**  
**(35.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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