



**WAINHOUSE**  
PROPERTIES



## 3 CALDER AVENUE HALIFAX

**£140,000**  
**FREEHOLD**

Offered for sale is this two bedroom through terrace property in the sought after area of Pye Nest. The house would be perfect for first time buyers or an investor as it offers so much potential. Briefly comprising of Living room, kitchen, two bedrooms, family bathroom and enclosed garden. Calder avenue is easily accessible to both Halifax and Sowerby Bridge, there are plenty of popular schools only a few minutes drive away, along with an excellent children's nursery across the road. Early viewing is essential to avoid any disappointment.



• THROUGH TERRACE PROPERTY • SPACIOUS LIVING ROOM • KITCHEN • TWO BEDROOMS • THREE PIECE BATHROOM SUITE

### Living Room

Living room with feature fireplace with decorative surround housing a gas fire. Double glazed window to the front, UPVC access door to the front, radiator and door to:

### Kitchen

Fitted units with complementary work surfaces. Space for a fridge freezer, plumbing for a dishwasher and washing machine. Two double glazed windows and open doorway that leads to under stair storage. Further UPVc door that leads to the garden.

### First Floor Landing

Providing access to all first floor living accommodation and loft access point.

### Bedroom One

Double room with fitted wardrobe, cupboard and shelving. Double glazed window and radiator.

### Bedroom Two

With double glazed window and radiator.

### Bathroom

Three piece suite comprising of WC, wash basin and bath with shower over head. Radiator and frosted double glazed window.

### External


To the rear of the property there is an enclosed decked garden, gated access to the road and built in storage space.



• REAR ENCLOSED GARDEN • PERFECT INVESTMENT OR FIRST TIME BUYER  
PROPERTY • SITUATED IN THE POPULAR AREA OF PYE NEST





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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