



**WAINHOUSE**  
PROPERTIES



## 53 THE PADDOCK EARLSHEATON

**£145,000**  
**FREEHOLD**

OPEN DAY SATURDAY 30TH MARCH. Wainhouse Properties are delighted to present this two bedroom town house available with desired features situated in a great location. This property has 2 bedrooms, kitchen with integrated appliances, spacious lounge, bathroom and two bedrooms. In addition, the property has off street parking and enclosed rear garden. Located close to a wealth of amenities such as schools, shops, supermarkets, parks and a short distance from town center. Please contact us to book your space.



• TOWN HOUSE • TWO BEDROOMS • CUL-DE-SACE POSITION • LIVING ROOM • KITCHEN • OFF-ROAD PARKING

### Entrance

Access via a UPVc front door with staircase to the first floor and door to:

### Living Room

Having a fireplace with electric fire, double glazed window to the front and radiator, door leads to:

### Kitchen

Having fitted units and complementary work surfaces incorporating a stainless steel sink and drainer. Integrated oven with hob and extractor overhead. Space for a fridge freezer and plumbing for a washing machine. Double glazed window to the rear.

### First Floor

Landing area providing access to upstairs accommodation and loft access point.

### Bedroom One

Double room with double glazed window, radiator and built in cupboard.

### Bedroom Two

With double glazed window and radiator

### Bathroom

Three piece suite comprising of WC, wash basin and bath with shower overhead. Fully tiled walls, chrome heated towel rail and frosted double glazed window.

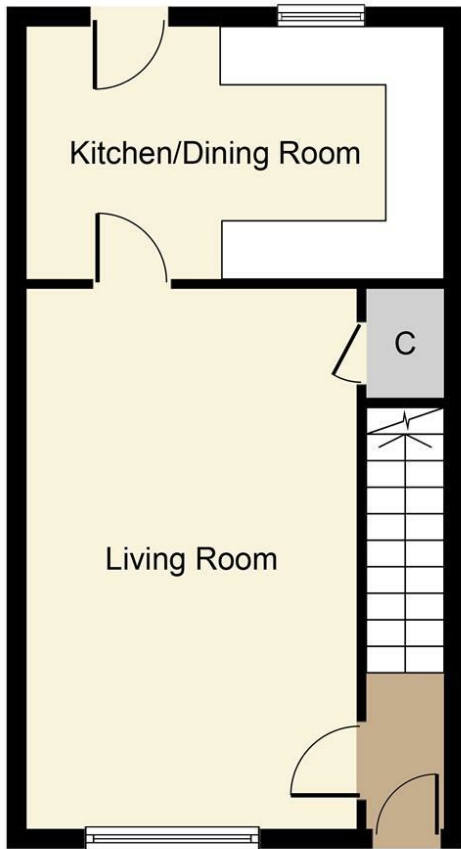
### External

Externally the property benefits from an enclosed tiered lawned garden to the rear and further lawned garden to the front and off-road parking for one car.

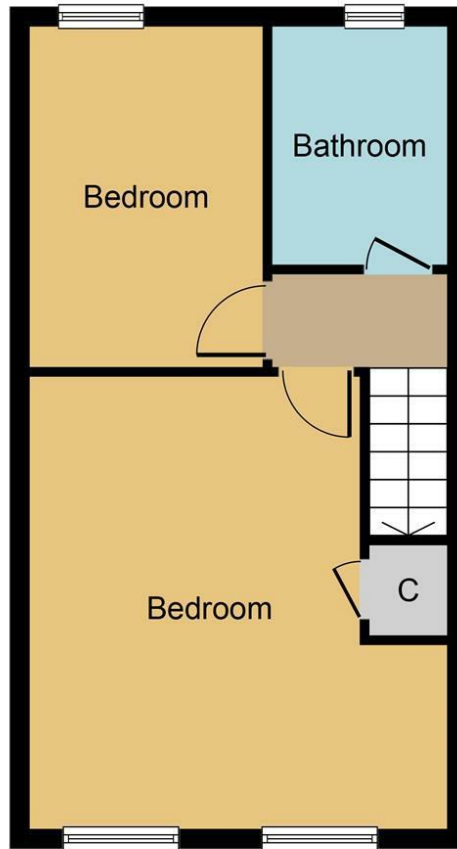


• FRONT AND REAR GARDENS • POPULAR SOUGHT AFTER AREA





Ground Floor



First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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