



**WAINHOUSE**  
PROPERTIES

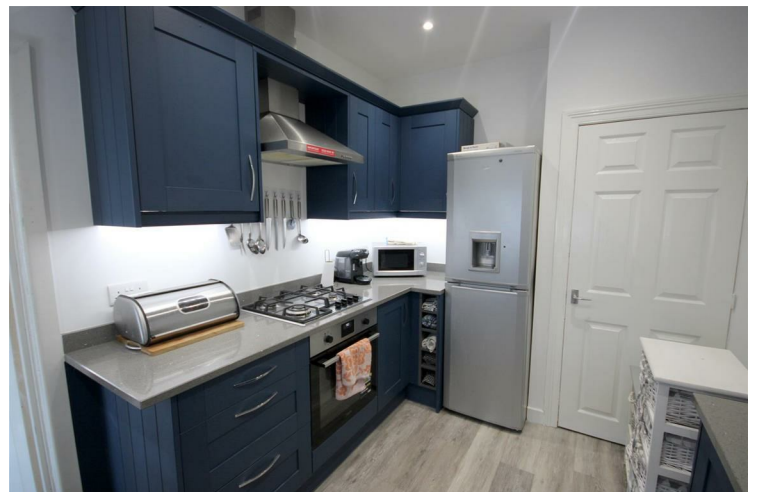


## 11 SIDDAL GROVE HALIFAX

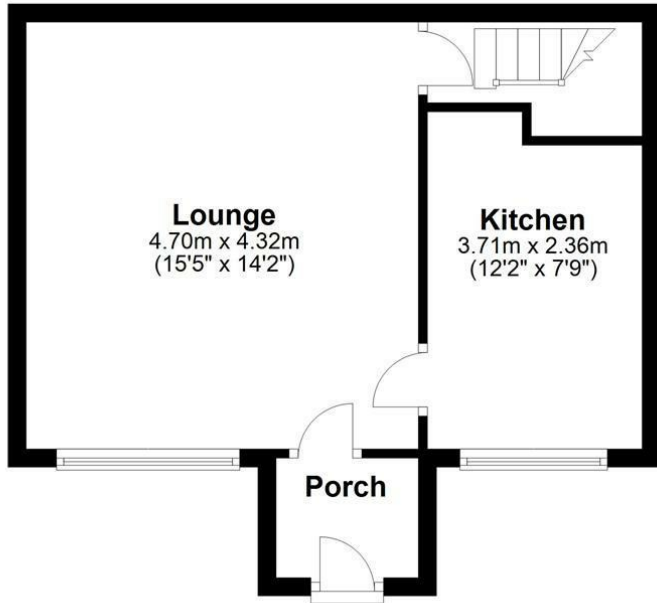
**£110,000**  
**FREEHOLD**

Wainhouse Properties are delighted to market this mid terrace property on Siddal Grove, Halifax. Ideal for investors or First time buyers. The property briefly comprises of entrance porch, good sized living room, modern kitchen and cellar providing good storage space. To the first floor there is a large double bedroom and newly fitted three piece bathroom suite. Externally there is an enclosed patio garden to the front.

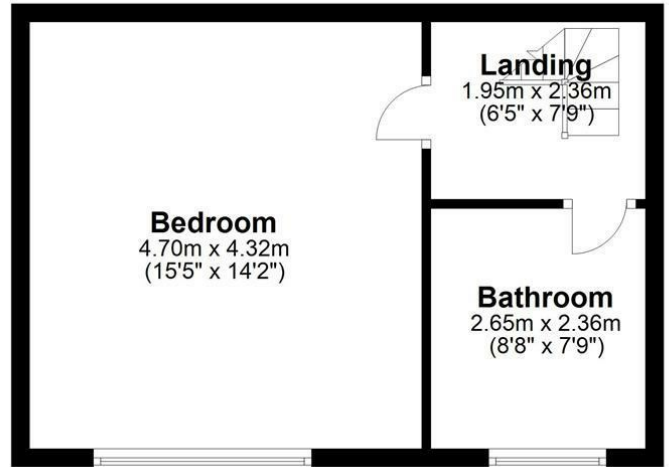
The property is located close to local shops, schools, pubs and restaurants and is only a short distance to Halifax town center. Contact us today to arrange your viewing.



## Ground Floor



## First Floor



To be used as a guide for Illustration purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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

**Croft Myl**  
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