

# Chapters



**14 MILNER CLOSE  
HALIFAX**

**£160,000  
FREEHOLD**

Nestled in the charming cul-de-sac of Milner Close, Greetland, Halifax, this mid-terrace house presents a wonderful opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a comfortable reception room, the property offers a solid foundation. The house features a garden, as well as a driveway and garage, providing convenient off-road parking and additional storage space. While the property is in need of renovation throughout, this allows for the new owner to personalise the space to their taste and requirements, making it their own. Situated in a desirable area, this home is conveniently located close to local schools and amenities, making it an ideal choice for families and professionals alike. With its potential and prime location, this property is not to be missed. Embrace the chance to transform this house into a beautiful home.



• TWO DOUBLE BEDROOMS • LIVING DINING AREA • GARDEN • DRIVEWAY AND GARAGE • MID TERRACED

### Entrance

Access via a Upvc door into entrance porch with double glazed window to the side and electric heater, staircase to the first floor landing and door leading to:

### Living Dining Room

A spacious living room with electric feature fireplace, exposed beams, electric wall heaters, and double glazed window to the front. Dining area has double glazed doors leading to the rear garden, and storage heater.

### Kitchen

Matching wall and base units, stainless steel sink and draining board, space for an oven, space for under unit fridge, plumbing for a washing machine and double glazed window to the rear of the property.

### First Floor Landing

The first floor landing has built in storage cupboards, loft access point and access to the two bedrooms and bathroom.

### Bedroom One

Double bedroom with double glazed window to the front fitted wardrobes and drawers and electric heater.

### Bedroom Two

Double bedroom with fitted wardrobes and storage, double glazed window to the rear, and electric heater.

### Bathroom

Three piece bathroom suite including, WC, wash basin and bath with overhead electric shower. Fully tiled walls and double glazed window to the rear of the property.

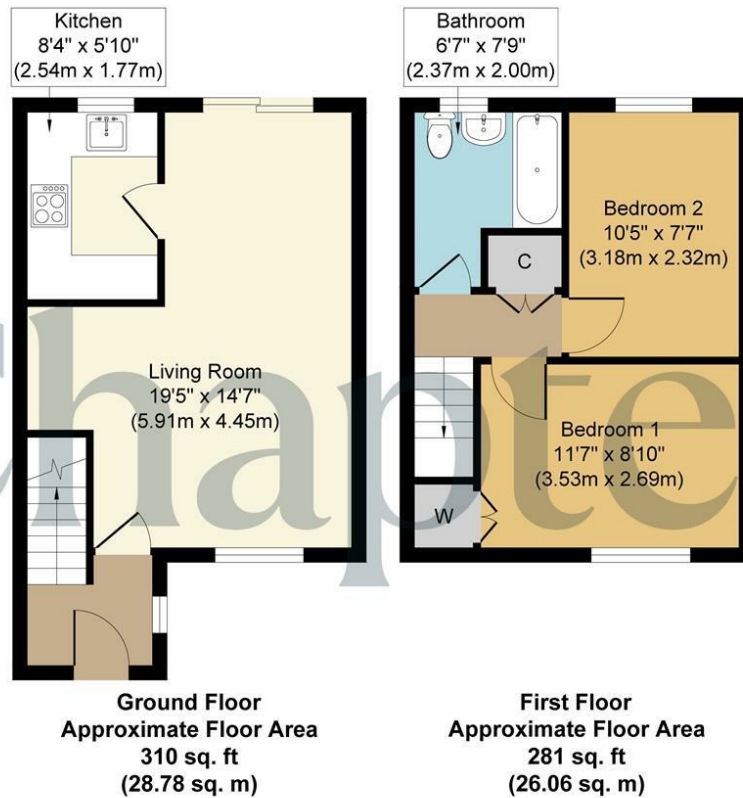
### External

To the front of the property there is a pathway with staircase leading to the front door, to the side of the property there is a separate driveway and garage. To the rear is a lawn garden with mature trees and shrubs.

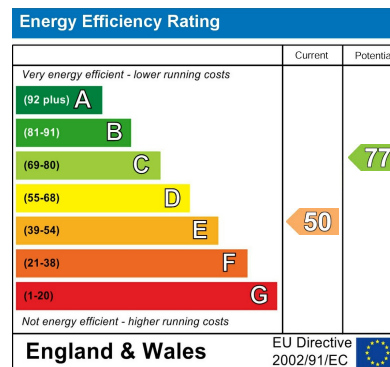


- POTENTIAL TO MODERINSE • DESIRABLE LOCATION • CLOSE TO LOCAL SCHOOLS AND AMENITIES • NO ONWARD CHAIN





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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