



Belmont Street, Halifax, HX3 6AT

welcome to

Belmont Street, Halifax

Ideal first time buyer opportunity! This well-presented two bedroom property offers modern & spacious living situated within close proximity to schools & amenities & benefits from a good sized private rear garden. Recently modernised throughout. Contact us now to book your viewing.



Lounge

17' 2" x 14' 3" (5.23m x 4.34m)

Spacious well-presented lounge with two gas central heating radiators, two wall lights and French doors to the rear elevation which provide access to the garden. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)

Modern fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with a mixer tap with tiled splashback. There is a double glazed window to the front elevation, gas central heating radiator & ceiling spotlights. With an integrated oven, four ring gas hob and plumbing for a washing machine. The kitchen itself has laminate flooring.

First Floor Landing

With carpeted flooring, gas central heating radiator and ceiling light point. The loft is also accessible from the first floor landing.

Bedroom One

10' 9" x 9' 4" (3.28m x 2.84m)

Double bedroom with a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

9' 3" x 6' 7" (2.82m x 2.01m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Bathroom

The newly installed house bathroom comprises of a white three piece suite which comprises of a low level wc, wash hand basin with vanity unit and a panelled bath with a shower over. There is a frosted double glazed window to front elevation, ceiling spotlights, extractor fan and gas central heating towel rail. The bathroom itself has laminate flooring.

Loft

Insulated loft which could be great for storage space accessed from the first floor landing.

Cellar

Good sized cellar with a wash basin and fireplace. The cellar could also be converted into further living space.



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welcome to

Belmont Street, Halifax

- ***OFFERS OVER £150,000***
- GREAT FIRST TIME BUYER OPPORTUNITY
- PRIVATE GOOD SIZED REAR GARDEN
- RECENTLY MODERNISED THROUGHOUT
- MODERN & WELL-PRESENTED CHARACTER PROPERTY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£150,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFX114872 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk