The Crescent, Halifax, HX4 9EP
£155,000

Edkins & Holmes
ESTATE AGENTS

A spacious three-bedroom terraced home that has been a much-loved family residence for many decades. The property offers generous and well-proportioned accommodation throughout, featuring a through lounge providing a bright and airy living space, along with a kitchen dining room ideal for family meals and entertaining. A useful utility/store room adds further practicality.

To the first floor are two double bedrooms and a single bedroom, complemented by a shower room and a separate WC. While the property would now benefit from a programme of modernisation, it offers excellent potential for buyers looking to create a home to their own taste.

Externally, there is an enclosed rear garden with sheds and a greenhouse, perfect for keen gardeners. The front garden offers potential to create off-road parking, subject to obtaining the relevant permissions.

An excellent opportunity to acquire a property with space and scope for improvement in this popular Stainland location.

Entrance Hall
Radiator. UPVC double glazed window to front elevation. Composite door to front elevation.

Lounge 18'1" x 11'11" (5.521 x 3.633)
Gas fire. Two radiators. UPVC double glazed windows to front and rear elevations.

Dining Kitchen 9'6" x 13'6" (2.904 x 4.137)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Gas and electric cooker point. Plumbing for washing machine. Radiator. UPVC double glazed window to rear elevation. Composite door to rear elevation.

Utility Room / Store 8'0" x 8'6" (2.453 x 2.606)
Boiler. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Landing
Stairs leading from entrance hall. UPVC double glazed window to rear elevation.

Bedroom One 11'11" max x 11'11" (3.634 max x 3.645)
Cupboard. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'11" x 11'8" + alcove (3.046 x 3.578 + alcove)
Radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'9" x 8'8" (2.373 x 2.659)
Radiator. UPVC double glazed window to rear elevation.

Shower Room
Wash hand basin. Double shower cubicle. Cupboard. Radiator. UPVC double glazed window to rear elevation.

Separate W.C.
Low flush W.C. UPVC double glazed window to rear elevation.

Front Garden
Gated with hedgerow boundary.

Rear Garden
Lawn and patio garden with two sheds and greenhouse. Mature planting.

Council Tax Band
A

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
plans.fled.handy

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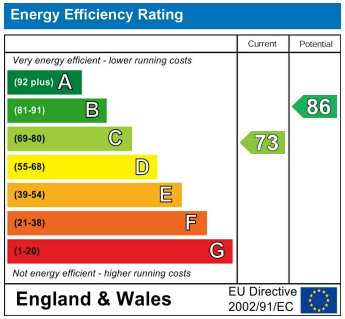

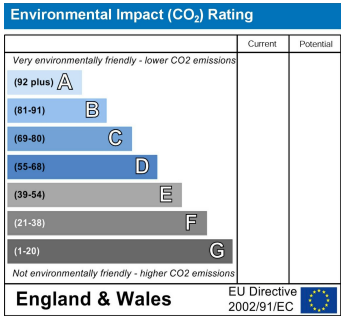

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