



**Blackmires, Halifax HX2 9AA**

**welcome to**

**Blackmires, Halifax**

A charming home offering spacious living areas, modern kitchen, and a paved seating area. Ideally located close to local amenities and excellent transport links. The property is been sold with a tenant in situ so ideal for buy to let investors!



### **Front Porch**

The front porch comprises of a UPVC double glazed to the front entrance with UPVC double glazed windows.

### **Lounge**

13' 7" x 13' 1" ( 4.14m x 3.99m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC window to the front elevation.

### **Kitchen**

10' 7" x 8' ( 3.23m x 2.44m )

The kitchen comprises of vinyl flooring, ceiling light point, gas central heating radiator, matching wall and base units with work top over, UPVC double glazed window to the rear elevation.

### **Bedroom One**

15' 11" x 7' 8" ( 4.85m x 2.34m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation,

### **Bedroom Two**

10' 8" x 8' 1" ( 3.25m x 2.46m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Bedroom Three**

10' 1" x 5' 2" ( 3.07m x 1.57m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bathroom**

The bathroom comprises of vinyl flooring, ceiling light point, gas central heating radiator, low level W/c, pedestal wash basin, panelled bath with shower over,

### **Externally**

Externally the property benefits from a front yard and on street parking.



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## welcome to Blackmires, Halifax

- THREE BEDROOM PROPERTY TERRACE COTTAGE
- SITUATED IN THE HALIFAX AREA
- MARKETING AT OFFERS OVER £130,000
- PAVED YARD TO THE FRONT AND ON STREET PARKING
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over  
**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX113973 - 0003

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