



**Ryburn Terrace, Halifax, HX1 4SE**

**welcome to**

**Ryburn Terrace, Halifax**

Two bedroom mid-terrace property situated in the Pellon location of Halifax, Offers Over £85,000 which could be of interest to the first time buyer or Investor. Close to schools, local amenities and public transport links. Benefitting from a yard. Contact us now to view!



## **Lounge**

14' 9" x 12' 8" ( 4.50m x 3.86m )

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring and provides space for free standing furniture.

## **Kitchen**

12' 10" x 5' 11" ( 3.91m x 1.80m )

With wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the front elevation, ceiling light point, oven & gas hob. The kitchen itself has vinyl flooring.

## **First Floor Landing**

With carpeted flooring, gas central heating radiator and ceiling spotlights.

## **Bedroom One**

14' 2" x 9' 7" ( 4.32m x 2.92m )

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

## **Bedroom Two**

12' 6" x 5' 5" ( 3.81m x 1.65m )

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

## **Bathroom**

The house bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with shower attachment. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating towel rail. The bathroom itself has tiled walls and vinyl flooring.



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welcome to

## Ryburn Terrace, Halifax

- OFFERS OVER £85,000
- GREAT FIRST TIME BUYER OPPORTUNITY
- TWO BEDROOM MID-TERRACE PROPERTY
- PELLON LOCATION
- LOFT ROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115459 - 0002

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