

Chapters



3 RYECROFT LANE HALIFAX

£140,000
FREEHOLD

Located within the sought-after residential area of Pellon, this attractive two-bedroom mid-terrace home offers well-maintained and stylish accommodation throughout. The property provides a welcoming and comfortable lounge, leading through to a modern kitchen fitted with a range of contemporary units and generous worktop space. To the first floor are two well-sized bedrooms along with a modern family bathroom, creating practical and well-presented accommodation ideal for everyday living. Outside, the property benefits from a pleasant rear garden, offering a private outdoor space that is perfect for relaxing, entertaining guests or enjoying the warmer months. The home is conveniently positioned for access to a range of local amenities, schools and transport links, while Halifax town centre is also within easy reach. With its modern presentation, attractive accommodation and convenient location, this property is ideally suited to first-time buyers, professional couples, smaller families or those looking to downsize. A property that is ready to move into and one that deserves an internal inspection to fully appreciate what is on offer.

A beautifully presented two-bedroom mid-terrace property located in the popular and well-established area of Pellon. Offering a modern interior, comfortable living spaces, contemporary kitchen and bathroom facilities, and a pleasant rear garden, this lovely home would make an excellent choice for a range of buyers. Early viewing is highly recommend.



• MID TERRACED STONE BUILT PROPERTY • OFF ROAD PARKING • BEAUTIFULLY
PRESENTED THROUGHOUT

Entrance

Living Room

Kitchen

WC

Utility Room

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

External



• PRIVATE GARDEN TO THE REAR • AVAILABLE WITH NO ONWARD CHAIN • COUNCIL TAX BAND A



• IDEAL FOR FIRST TIME BUYERS • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD
TRANSPORT LINKS





Additional Information

Local Authority - Calderdale
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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