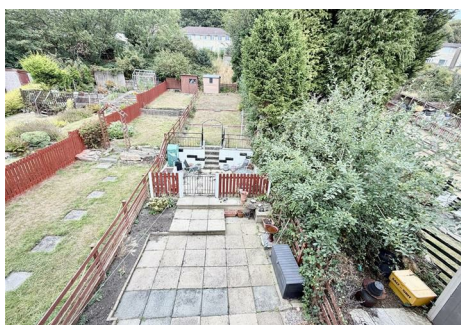




23 Siddal Lane, Siddal, Halifax, HX3 9BQ

Offers Over £120,000

- : End Terraced Accommodation
- : Integral Garage
- : Ideal for Investors or First Time Buyers
- : Off road Parking
- : Viewing Essential
- : Two Bedrooms
- : Requires Modernising
- : Large Garden to The Rear
- : Close to Outstanding Schools
- : Realistically Priced

## 23 Siddal Lane, Halifax HX3 9BQ

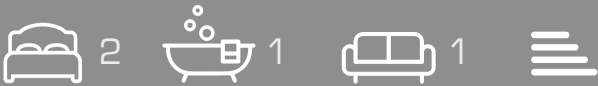
Situated in this extremely convenient and popular residential location lies this two-bedroomed end townhouse, providing accommodation which will be of special interest to the first-time buyer or property investor.

Although the property requires modernising, which is reflected in the asking price, it does have the benefit of UPVC double glazing, gas central heating, an integral garage, a large rear garden and a modern bathroom.

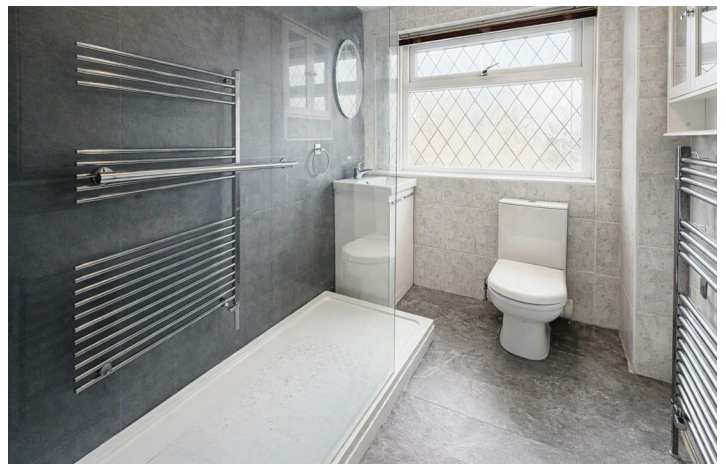
The property briefly comprises an entrance vestibule, kitchen, lounge, utility room, integral garage, two bedrooms and a modern bathroom. Externally, there is off-road parking to the front and a large garden to the rear.

The property provides excellent access to the local amenities of Siddal, as well as easy access to Halifax Town Centre and the M62 motorway network.

The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early inspection to view is strongly recommended.



Council Tax Band: A



### ENTRANCE VESTIBULE

UPVC double glazed front entrance door opens into the entrance vestibule, with one double radiator and fitted carpet.

From the entrance vestibule, glazed panelled door opens into the

### KITCHEN

10'1" x 9'1"

Being fully fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer, one-and-a-half bowl sink unit with mixer tap.

Four-ring gas hob with pull-out extractor canopy above and fitted electric oven and grill. The kitchen is fully tiled and has a UPVC double glazed window to the rear elevation overlooking the rear garden, together with one double radiator.

From the kitchen, door opens into the

### LOUNGE

12'0" x 12'11"

With UPVC double glazed window to the front elevation and feature fireplace incorporating a coal-effect living flame gas fire set on a matching hearth.

TV point, one double radiator and fitted carpet.

From the lounge, door opens to stairs leading down to:

### UTILITY ROOM

9'1" x 10'0"

With sink unit, plumbing for an automatic washing machine, power and light.

The utility room provides access into the

### INTEGRAL GARAGE

12'2" x 12'7"

With up-and-over door, central heating boiler, gas and electric meters, power and light.

From the entrance vestibule, stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet and access to loft.

From the landing, door opens into

### BEDROOM ONE

12'0" narrowing to 9'0" x 13'4"

This double bedroom has a UPVC double glazed window to the rear elevation overlooking the rear garden. Doors open into built-in cupboards providing useful storage facilities. One double radiator and laminate wood flooring.

From the landing, door opens into:

### BEDROOM TWO

6'6" x 10'2"

With UPVC double glazed window to the front elevation, one double radiator and laminate wood flooring.

From the landing, door opens into the

### BATHROOM

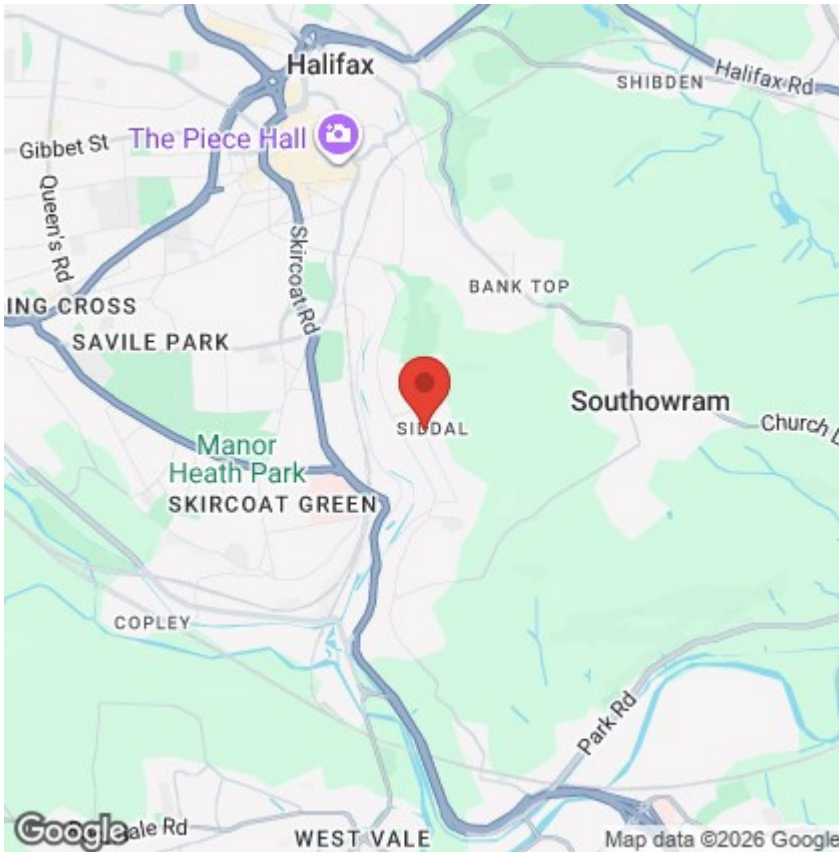
With modern white three-piece suite incorporating hand wash basin set within a vanity unit, low flush WC and walk-in shower cubicle with power shower. The bathroom is wet-boarded and tiled and has a UPVC double glazed window to the front elevation and chrome heated towel rail/radiator.

### GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric, together with the added benefits of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band A.

### EXTERNAL

To the front of the property there is a block-paved driveway providing off-road parking and access to the integral garage. To the rear of the property there is a large garden with two flagged patio areas and a grassed area. Garden shed included.



## Directions

SAT NAV HX3 9BQ

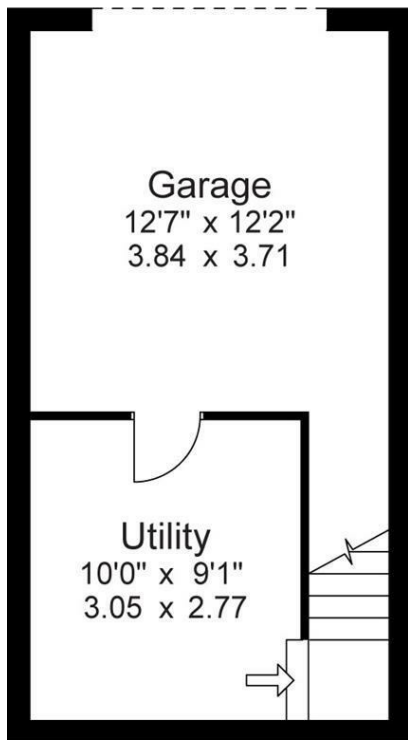
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

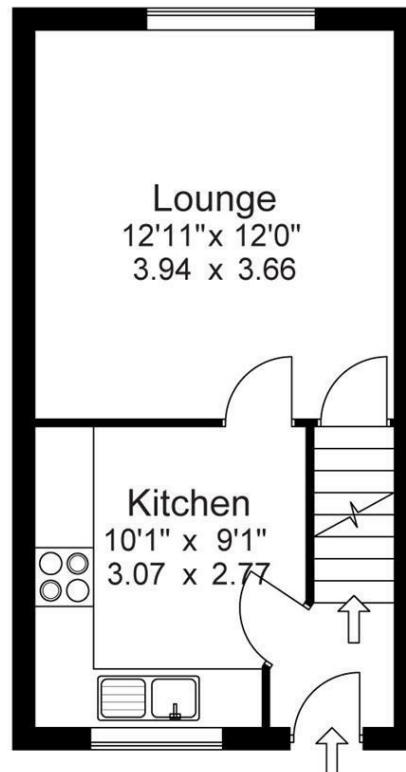
## EPC Rating:

| 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<br>2002/91/EC |

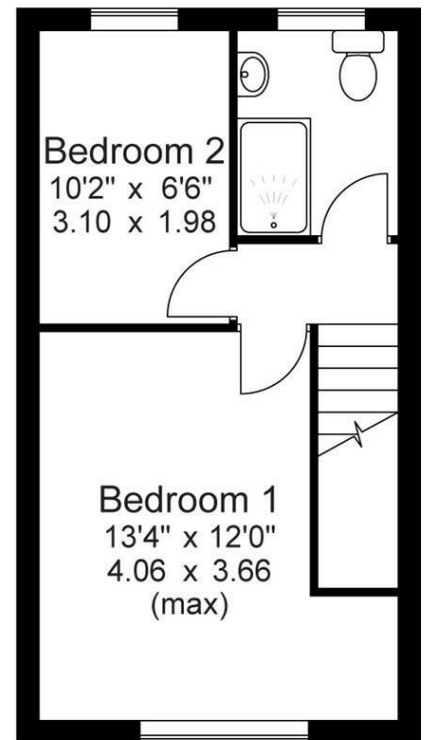
Approx Gross Floor Area = 866 Sq. Feet  
= 80.5 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.