



## 93 Sandholme Crescent, Halifax, HX3 8AE

£79,950

- 1-bed first-floor flat in Hipperholme
- No chain – great investment opportunity
- Needs modernisation
- Kitchen with all main supply
- Spacious lounge with gas fire
- Bathroom with shower over bath

# 93 Sandholme Crescent, Halifax HX3 8AE

1-Bedroom Flat | In Need of Modernisation | Great Potential

Located on the peaceful and well-connected Sandholme Crescent in Halifax, this 1-bedroom first-floor flat offers a fantastic opportunity for first-time buyers, landlords, or investors looking for a project with clear potential.



Council Tax Band: A



## SUMMARY

Sandholme Crescent represents an ideal investment for those looking to modernise a home to their own taste. With spacious rooms, a solid layout and a desirable location, it has all the ingredients for a rewarding renovation project.

The property sits in a residential area with good transport links, local amenities, schools, and parks nearby. Halifax town centre is easily accessible, and you're within reach of the M62 for commuting to Leeds, Bradford or Manchester.

## PROPERTY FEATURES

The property is In need of updating and has great potential for a modern refresh.

Spacious Lounge with gas fireplace, large front-facing window, and neutral décor.

Kitchen fitted with base units, room for freestanding appliances. Tiled walls.

Bathroom with a full-size bath, electric shower, sink vanity unit and frosted window – in working order but would benefit from cosmetic updates.

Separate W.C. with window – practical layout.

Main Bedroom with large mirrored wardrobes, ample light, and space for a king-size bed.

Communal Garden areas with lawn, rotary drying poles and shared bin storage area under the stairwell.

Double glazing and gas central heating.

Loft space which houses the water tank. Boiler in hallway cupboard.

## OUTSIDE

The flat is part of a semi-detached block with shared green spaces to the front and rear. There's on-street parking available and good kerb appeal despite some cosmetic wear.

### **Agent Notes & Disclaimer**

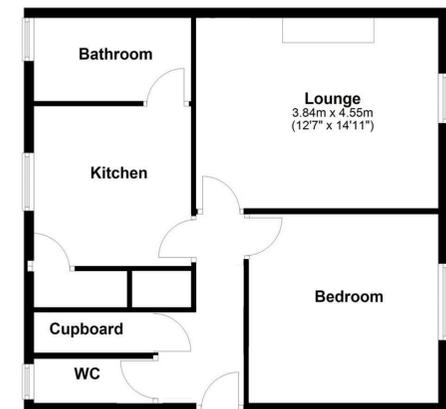
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### Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 63.9 sq. metres (688.2 sq. feet)

