



**52 BEECHWOOD  
ROAD  
HOLMFIELD  
HALIFAX  
HX2 9AR**

Offers in the region of:  
**£180,000**



**Central House, Central Street,  
Halifax HX1 1HU  
Tel: (01422) 341411  
[www.redwoodsonline.co.uk](http://www.redwoodsonline.co.uk)**

An extremely well maintained three bedroom stone built inner terrace house situated in a slightly elevated position within this sought after location. The accommodation has both gas central heating and upvc double glazing. Also briefly comprises: - Front entrance hall, extremely spacious L shaped lounge/dining area with French doors, dining kitchen with excellent range of units incorporating a host of integrated appliances, two double bedrooms, further single bedrooms and bathroom with four piece white suite incorporating shower cubicle. Raised forecourt and enclosed rear garden with L shaped decking. Internal viewing strongly recommended. Ideal for a first time buyer or small family.

### CONSTRUCTION

The property is built of stone and has a tiled roof.

### ACCOMMODATION COMPRISES: -

#### GROUND FLOOR

##### Front entrance hall

With radiator, composite external door and useful store under stairs.

##### Extremely spacious L shaped lounge/dining area

6.34 m (20'10) max x 4.72 m (15'6) max

Log effect electric fire, two radiators and upvc double glazed French doors.

##### Kitchen

3.73 m (12'3) x 2.85 m (9'4)

Part tiled, inset sink unit with mixer taps, excellent range of modern wall and base units with laminated work surfaces. Integrated induction hob and matching extractor. Integrated double oven/grill and integrated fridge/freezer and plumbing for automatic washing machine and dishwasher

#### FIRST FLOOR

Landing (with loft hatch)

##### Front double bedroom/bedroom 1

4.11 m (13'6) max x 3.35 m (11'0)

With radiator.

##### Rear double bedroom/bedroom 2

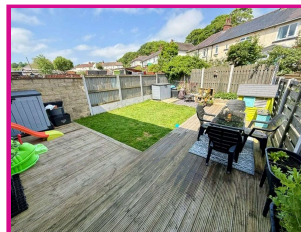
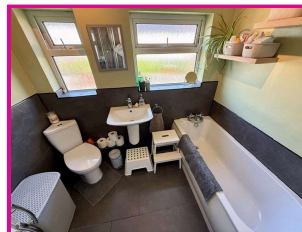
4.12 m (13'7) max x 2.90 m (9'6)

With wall mounted Worcester combination gas central heating boiler.

##### Front single bedroom/bedroom 3

2.44 m (8'0) x 2.44 m (8'0) max

With bulk head fixture cupboard and radiator.



#### Bathroom

Part tiled with four piece white suite incorporating panel bath with shower attachment/mixer taps, wash hand basin with mixer taps, low flush wc, and corner shower cubicle.

#### Loft space

Which is part boarded and insulated.

#### External

Blok paved forecourt with raised pebbled area. To the rear of the property there is an enclosed garden with lawn and large L shaped decked area.

#### Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing. The Council tax band for the property is band A. The Energy Efficiency rating for the property is band D.

#### Directions

From Halifax proceed on the A629 Keighley Road towards Ovenden/Illingworth. On approaching Ron Lee's Car showroom on the right turn right onto Shay Lane towards Holmfild. After approximately 1 mile turn left into Beechwood Road. The property is then on the right.

#### Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

#### MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property

24062026, 16:33 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
12, Beeston Road HALIFAX HX5 9AR	Energy rating <b>D</b>	Valid until 19 February 2027
Property type Mid-terrace house		Certificate number 9078-8003-7222-4363-9654
Total floor area 83 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and assumptions <https://www.gov.uk/guidance/landlords-what-to-read-property-minimum-energy-efficiency-standards-guidance>.

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 69

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63	81
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificates/9078-8003-7222-4363-9654?print=true>

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