

# Chapters



## 109 MOOR END ROAD HALIFAX

£149,500  
FREEHOLD

Located on Moor End Road in Halifax, this charming two-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a delightful garden, perfect for enjoying the outdoors or entertaining guests. Inside, you will find two generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a space for both relaxation or entertaining. The layout of the home is designed to maximise comfort and functionality, making it a perfect fit for those starting their journey in homeownership. The location is particularly advantageous, as it is conveniently situated close to local schools and amenities, ensuring that daily necessities and educational facilities are just a stone's throw away. This property not only offers a lovely living space but also a vibrant community atmosphere, making it an ideal choice for those looking to settle in a friendly neighbourhood. In summary, this semi-detached house on Moor End Road is a wonderful opportunity for first-time buyers seeking a modern home with a beautiful garden and easy access to local conveniences. Don't miss the chance to make this delightful property your own.



• TWO BEDROOM SEMI DETACHED HOUSE • CLOSE TO LOCAL SCHOOLS AND AMENITIES • FULLY RENOVATED GARDEN

## Entrance

Entering through a Upvc door into the kitchen dining room.

## Kitchen Dining Room

Matching wall and base units with tiled splash backs and integrated appliances such as, electric oven and gas hob. There is plumbing for a washing machine and space for a fridge freezer, stainless steel sink with draining board, space for a dining table and chairs, built in storage cupboard, double glazed windows to the front of the property and a radiator.

## Living Room

Spacious living room with feature fireplace, double glazed French doors leading to the rear of the property and a radiator. To the side of the living room there is a Upvc door to the rear, radiator and stairs to the first floor landing.

## First Floor Landing

With doors leading to:

## Bedroom One

Large double bedroom with built in wardrobes with sliding doors, double glazed windows to the rear and

the side of the property, space for free standing furniture and radiator.

## Bedroom Two

Double bedroom with double glazed window to the front of the property, space for free standing furniture,, radiator and stairs leading to:

## Attic Room

Attic room with two Velux windows and inset spotlighting.

## Bathroom

Three piece bathroom suite including, bath with over head shower, wash basin set to a vanity unit and WC. Frosted double glazed window to the front of the property, inset spotlighting, fully tiled walls and flooring and heated towel radiator.

## External

To the front of the property there is on street parking with steps leading to a tiered lawned garden with mature shrubs and Indian stone patio area. To the rear of the property there is a decked seating area with a lawned garden and steps leading to an Indian sand stone paved seating area.



- TWO GOOD SIZED BEDROOMS • ADDITIONAL ATTIC ROOM • OPEN PLAN KITCHEN DINING ROOM • GOOD TRANSPORT LINKS • IDEAL FOR FIRST TIME BUYERS



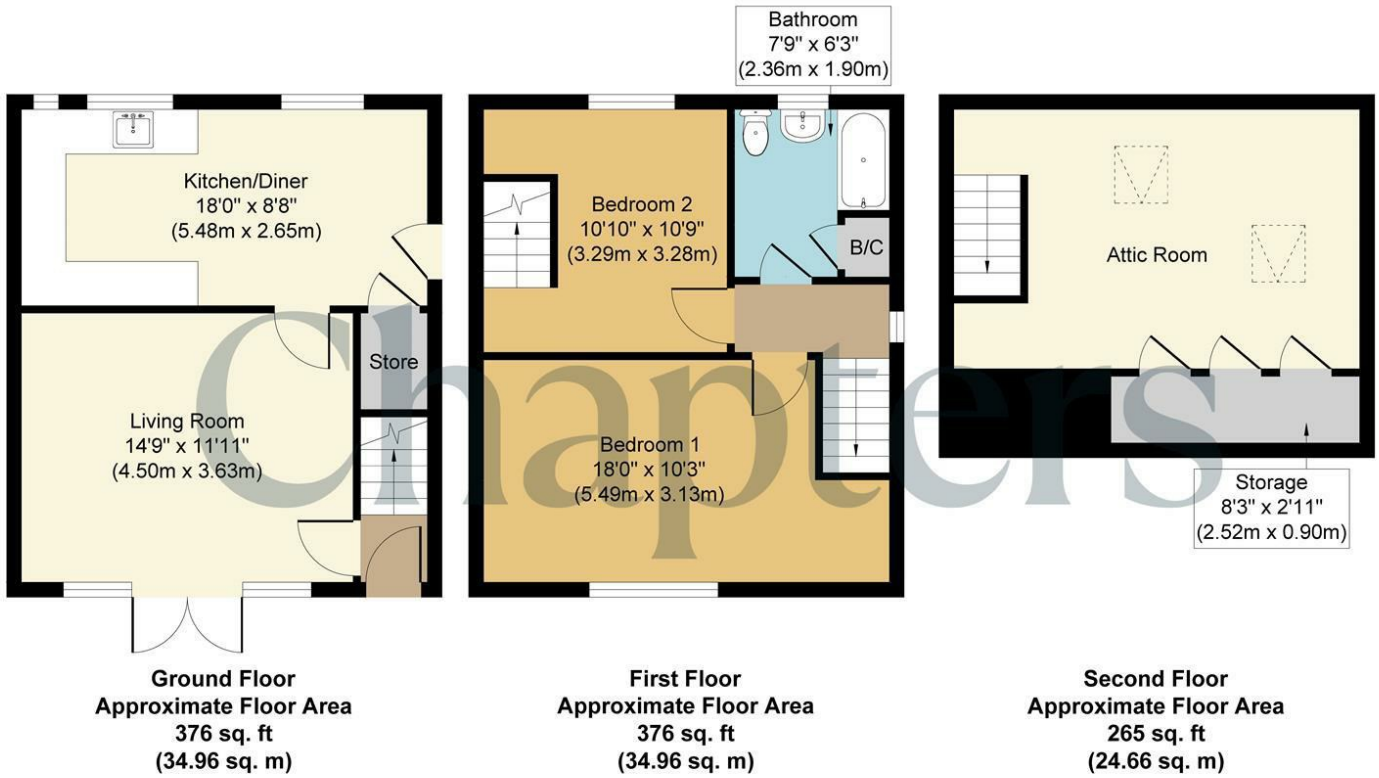




## Additional Information

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

Floor Area - sq ft  
Tenure - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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