



Nunlea Royd, HALIFAX, HX3 8UY

welcome to

Nunlea Royd, HALIFAX

Three bedroom mid terrace property in Hipperholme with lots of character & presented to a great standard, offers over £160,000 which could be a great first time buyer opportunity. Modern & spacious throughout offering excellent accommodation. Contact us now to view!



Lounge

18' 7" x 12' 8" (5.66m x 3.86m)

Spacious lounge with a UPVC door and double glazed window to the front elevation, ceiling light point and gas central heating radiator. Boasting exposed beams & stone chimney breast, open staircase to the first floor and the lounge itself has laminate flooring.

Kitchen/Diner

18' 6" x 9' (5.64m x 2.74m)

Modern & well-presented fitted kitchen with wall & base units, complementary worksurfaces over, two ceiling light points and gas central heating radiator. Boasting exposed beams & stone, French doors providing access to the rear garden and laminate flooring. With an oven & induction hob, extractor over and provides space for dining furniture. The kitchen has open access to the utility room.

Utility Room

12' 7" x 5' (3.84m x 1.52m)

Accessed from the kitchen is the handy & practical utility room with a double glazed window to the side elevation, ceiling light point, base units and farmhouse basin. Providing plumbing for a washing machine & tumble dryer and the utility room also has laminate flooring.

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)

Double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom provides space for free standing furniture and has carpeted flooring.

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)

With a double glazed window to the front elevation and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Three

7' 8" x 6' 10" (2.34m x 2.08m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the front elevation.

Bathroom

The modern house bathroom comprises of a white three-piece suite which includes a low level wc, wash hand basin with vanity unit and panelled bath with shower over & glass shower screen. There are two frosted double glazed windows to the rear elevation, ceiling light point and the bathroom itself has tiled walls & vinyl floor.

Externally

The front of the property has a lawned garden with a gate which provides access and to the rear garden. To the rear is a good sized garden with a flagged patio, decking area and lawn. Providing ample space for garden furniture if desired and would be great for enjoying the summer months.



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welcome to

Nunlea Royd, HALIFAX

- SPACIOUS & PRESENTED TO AN EXCELLENT STANDARD
- FRONT & REAR GARDENS
- GREAT FIRST TIME BUYER OPPORTUNITY
- POPULAR LOCATION CLOSE TO SCHOOLS & AMENITIES
- EXPOSED STONE & BEAMS ADDING LOTS OF CHARACTER

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£160,000



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