



7 Pippin Court, Halifax, HX2 8BG

Asking Price £175,000

- MODERN END-TOWNHOUSE - WITH SITTING TENANT
- THREE DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IDEAL FAMILY HOME
- EASY ACCESS TO HALIFAX
- SET OVER THREE LEVELS
- POPULAR LOCATION
- GROUND FLOOR WC
- SCHOOLS IN WALKING DISTANCE
- EARLY VIEWING ADVISED

7 Pippin Court, Halifax HX2 8BG

**** SOLD WITH SITTING TENANT ** SPACIOUS THREE BEDROOM END TOWNHOUSE ** SET OVER THREE FLOORS ** THREE DOUBLE BEDROOMS ** ENSUITE ** GROUND FLOOR WC ** GARAGE & GARDEN ** This ready made investment sits in a popular location, close to schools, supermarkets and transport links. Sold with a sitting tenant and briefly comprising of: Ground Floor - Entrance Hall, Dining-Kitchen and WC. First Floor - Lounge and a double Bedroom with Ensuite. Second Floor - two double Bedrooms and a Bathroom. Enclosed rear Garden and an integral Garage.**



Council Tax Band: C



HALL

A good sized entrance hall with stairs off to the first floor, storage cupboard, central heating radiator and doors to the Kitchen and WC.

KITCHEN

12'8 x 11'10

Fitted with a range of base and wall units, laminate work surfaces and splash-back wall tiling. Integrated electric oven, gas hob and extractor, along with a stainless steel sink and plumbing for a washing machine. Tiled floor, central heating radiator, window to the side elevation and French doors leading to the rear garden.

WC

Ground floor WC with washbasin and a central heating radiator.

FIRST FLOOR

Landing area with open spindle balustrade, storage cupboard and doors to the lounge and an ensuite bathroom. Window to the front elevation and a central heating radiator.

LOUNGE

12'9 x 11'1

Windows to both side elevations and a central heating radiator.

BEDROOM ONE

12'9 x 10'9

Window to the front elevation, central heating radiator and a door to:

EN-SUITE

Shower cubicle with glass door, pedestal washbasin and a low flush WC. Window to the rear elevation and an extractor.

SECOND FLOOR

Landing area with a storage cupboard and doors off to two further bedrooms and the bathroom.

BEDROOM TWO

12'9 x 11'3

Dormer window to the side elevation, Velux roof window and a central heating radiator.

BEDROOM THREE

12'9 max x 11'5

Dormer window to the front elevation, Velux roof window and a central heating radiator.

BATHROOM

Panelled bath, pedestal washbasin and a low flush WC. Velux roof window and a central heating radiator.

EXTERNAL

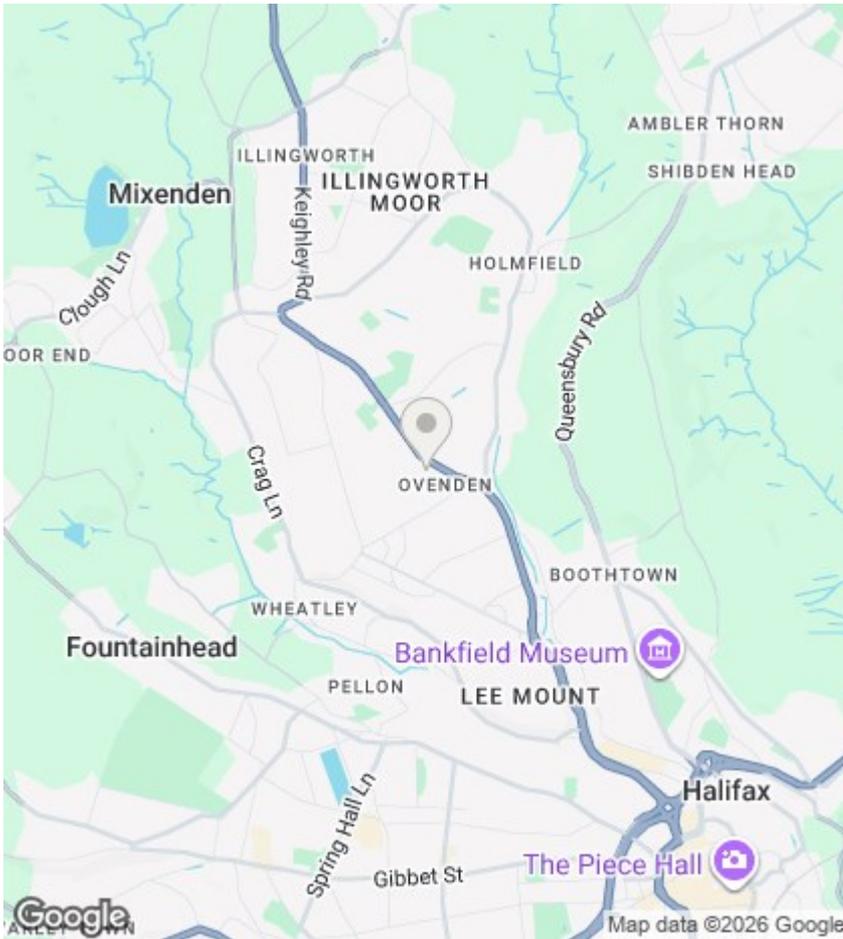
Pavement lined to the front and access to the garage. To the rear is an enclosed garden with paving and a lawn. The rear of the garage is open and accessible from the garden.

PLEASE NOTE

This property is suitable for landlords/investors only and is sold with a sitting tenant.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |