



Chevinedge Crescent, Halifax, HX3 9EQ
£160,000

E&H Holmes
ESTATE AGENTS

Offered to the market with excellent potential, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and create a home to suit their own tastes and requirements.

The accommodation is well proportioned throughout and comprises an entrance hall, cloakroom, lounge, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms and a house shower room.

Externally, the property benefits from UPVC double glazing, gas central heating, an enclosed rear garden, providing a pleasant outdoor space, while a driveway to the front offers off-road parking for two vehicles.

Situated in the popular residential area of Exley, the property is conveniently located for local amenities, well-regarded schools and transport links, making it an excellent choice for families, first-time buyers or those seeking a renovation project with plenty of potential.



Entrance Hall

Radiator. UPVC double glazed arch stained glass windows. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. UPVC double glazed window to side elevation.

Lounge 13'0" x 11'10" (3.984 x 3.617)

Fireplace. Radiator. UPVC double glazed window to front elevation.

Kitchen

Wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Integrated dishwasher. UPVC double glazed window to side elevation. UPVC double glazed door to rear elevation.

Dining Room 13'1" x 9'11" max (4.009 x 3.047 max)

Open to kitchen via arch. Radiator. UPVC double glazed French doors to rear elevation.

Landing

Stairs from entrance hall. UPVC double glazed window to side elevation.

Bedroom One 10'4" x 11'3" (3.165 x 3.430)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'5" x 10'4" (2.886 x 3.155)

Built in wardrobes. Cupboard housing boiler. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'5" max x 6'7" max (2.284 max x 2.026 max)

Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Lawn garden with attractive planting.

Rear Garden

Lawn and patio garden with mature planting and shed.

Parking

Driveway parking for two cars.

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
email.sweat.sketch

Leasehold

Annual Ground Rent - £3.00 per annum

Service Charge - £0.00

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





