



## 133C Moor Bottom Road, Halifax, HX2 9SX

£155,000

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A well-presented and practical two-bedroom home ideal for first-time buyers, downsizers, or investors. The property features a welcoming entrance leading into a spacious family lounge with useful storage, flowing through to a well-equipped galley kitchen with integrated appliances.

To the first floor are two good-sized bedrooms and a modern four-piece house bathroom. Externally, the home benefits from on-street parking and a low-maintenance rear yard with space for outdoor seating.



### Entrance

A practical entrance space with room for shoes and coats, providing a tidy and functional welcome into the home. A door leads directly into the lounge.

### Lounge

A well-proportioned family lounge offering generous space for a variety of sofa arrangements, a coffee table, and media unit. The room benefits from a useful built-in storage cupboard, with stairs rising to the first floor and an internal door leading through to the kitchen.

### Kitchen

A galley-style kitchen featuring ample worktop space and a range of fitted units. Integrated appliances include an electric hob, oven, dishwasher, and fridge/freezer, with additional space for a washing machine — creating a practical and efficient cooking environment.

### First Floor Landing

Providing access to two bedrooms and the house bathroom.

### House Bathroom

Fitted with a modern four-piece suite comprising a low-level flush WC, wash hand basin, heated towel rail, and bar mixer shower cubicle.

### Bedroom One

A comfortable double bedroom offering space for freestanding furniture.

### Bedroom Two

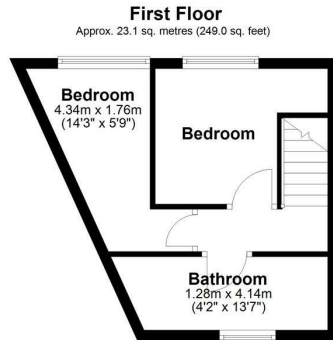
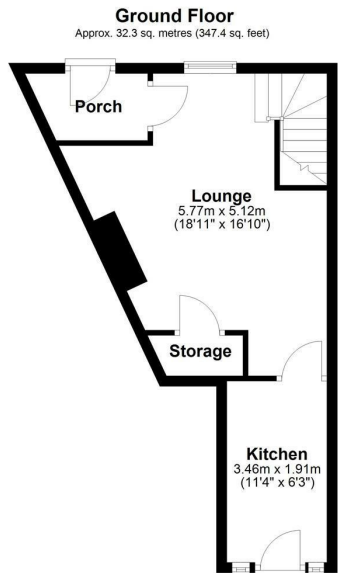
A versatile second bedroom with space for freestanding furniture, ideal as a guest room, child's bedroom, or home office.

### Exterior

Externally, the property benefits from on-street parking and a rear yard providing space for outdoor furniture — perfect for low-maintenance outdoor enjoyment.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





Total area: approx. 55.4 sq. metres (596.4 sq. feet)



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.