WS

RESIDENTIAL







3 Sedburgh Road

Halifax, HX3 9HB

£600 PCM

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A two-bedroom through stone terrace house located on Sedburgh Road in Halifax. This newly decorated property briefly comprised of a reception, modern kitchen and bathroom with two well-proportioned bedrooms that offer ample space. Situated within easy reach of Halifax town centre, allowing residents to enjoy a variety of amenities, including shops, cafes, and restaurants. Additionally, excellent public transport connections are nearby, making commuting easily accessible.

Accommodation

Accessed through a uPVC door into the lounge. With a window to the front elevation, neutral décor and carpeted flooring. There is a central heating radiator, TV point and a door leading through into a useful vestibule with access to the kitchen and the cellar.

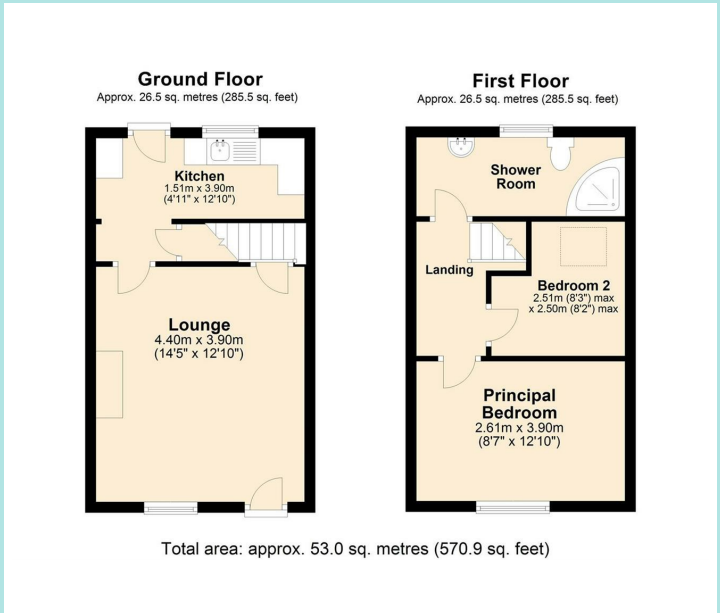
Boasting a range of grey gloss wall, drawer and base units, neural décor, wood effect laminate flooring and a window to the rear elevation. With a stainless steel inset sink and mixer tap set within the worksurface, an electric oven, hob and extractor, space for an undercounter fridge and plumbing for a washing machine. The boiler is housed in the kitchen and the rear of the property can be accessed through a uPVC door.

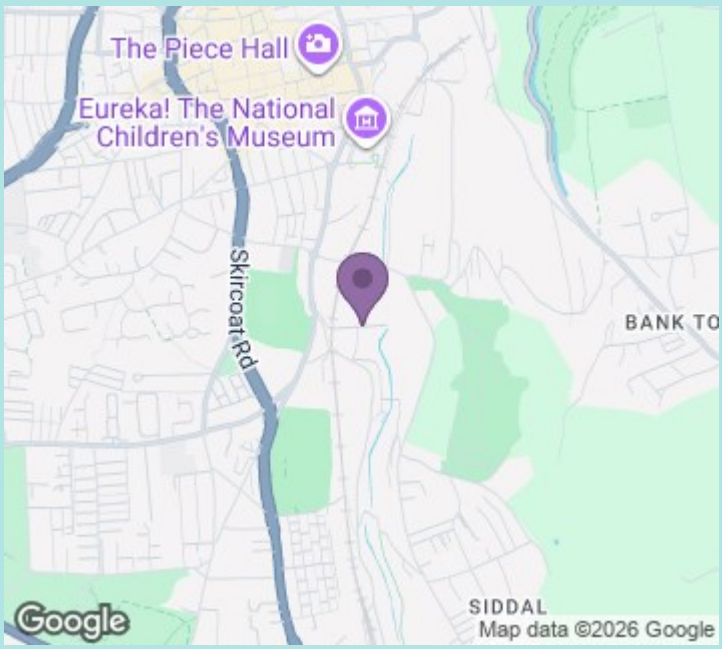
A good sized principal bedroom has a window to the front elevation, neutral décor, carpeted flooring and a central heating radiator. A second single bedroom has a Velux style window, neutral décor, carpeted flooring and a central heating radiator. A three piece suite including; low flush WC, wash hand basin with a mixer tap and a tiled shower cubical with a wall mounted shower. With neutral décor, linoleum flooring, spotlights and a heated towel rail. There is a frosted window to the rear elevation and an extractor fan.

Externally the property benefits from on-street parking to the front elevation and a low maintenance yard to the rear elevation of the property.

Location

Property offers direct access into Halifax town centre, with excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections. There are green spaces nearby including Manor Heath Park and Savile Park.





Council tax band: A
EPC rating: D
Deposit: £692

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The Property Ombudsman

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