



**Moor End Road, Halifax, HX2 0SE**



**welcome to**

**Moor End Road, Halifax**

Great first time buyer opportunity! Two bedroom semi-detached property in Halifax, Offers Over £135,000 which offers spacious living throughout and benefits from front & rear gardens and lovely views. Contact us now to arrange your viewing!



### **Lounge**

14' 9" x 12' 1" ( 4.50m x 3.68m )

Spacious lounge with a gas central heating radiator, ceiling light point and carpeted flooring. Boasting French doors which provide access to the rear garden, electric fire with surrounding fireplace and the lounge provides space for free standing furniture.

### **Kitchen/Diner**

17' 10" x 8' 8" ( 5.44m x 2.64m )

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There are two double glazed windows to the front elevation, ceiling light point and gas central heating radiator. With an electric double over & electric hob with extractor over, plumbing for a washing machine and dishwasher. Providing space for dining furniture and the kitchen/diner itself has laminate flooring.

### **First Floor Landing**

With carpeted flooring, ceiling light point and a double glazed window to the side elevation.

### **Bedroom One**

11' 4" x 10' 9" ( 3.45m x 3.28m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

### **Bedroom Two**

10' x 15' 11" ( 3.05m x 4.85m )

Bedroom two also a double bedroom with carpeted flooring, ceiling spotlights, gas central heating radiator and a double glazed window to the rear elevation. The bedroom also benefits from fitted wardrobes.

### **Bathroom**

The house bathroom comprises white three piece suite which includes a low level wc, wash hand basin with vanity unit and panelled bath with shower over. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bathroom itself has vinyl flooring.

### **Externally**

There are steps which lead up to property to a small lawned area and benefits from great views. To the rear is a good sized lawned garden which is fenced for privacy and would be great for enjoying the summer months.



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welcome to

## Moor End Road, Halifax

- GREAT FIRST TIME BUYER OPPORTUNITY
- FRONT & REAR GARDENS
- TWO DOUBLE BEDROOMS
- CLOSE TO SCHOOLS & AMENITIES
- OFFERING SPACIOUS LIVING THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115071 - 0004

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