



## 39 East Street, Halifax, HX3 8TU

£175,000

- Well-presented two-bedroom mid-terrace property
- Modern bathroom suite
- Fully renovated within the last five years, including kitchen, bathroom, boiler, windows, doors, and full rewire
- North-east facing rear garden with on-street parking to the front
- Spacious lounge and modern fitted kitchen with integrated appliances
- Easy access to local amenities, transport links, and schools

# 39 East Street, Halifax HX3 8TU

A well-presented two-bedroom mid-terrace property situated in the heart of Lightcliffe. Recently renovated within the last five years, including a new kitchen, bathroom, windows, doors, boiler, and full rewire, this home offers modern, low-maintenance living. The property features a spacious lounge, contemporary kitchen, two good-sized bedrooms, and a modern bathroom. Externally, there is a north-east facing rear garden and on-street parking. Ideally located between Lightcliffe and Bailiff Bridge with excellent access to local amenities, transport links, and schools. Ideal for first-time buyers, downsizers, or investors.



Council Tax Band: A



## Entrance Hall

Upon entry, you are welcomed into a spacious entrance hall offering practical space for coat and shoe storage.

## Ground Floor

The bright and inviting lounge overlooks the front of the property and provides ample space for comfortable seating and storage furniture, making it an ideal area for relaxation.

The modern fitted kitchen is a recent addition and has been designed to maximise both style and functionality. It features an integrated washer, electric hob, oven, and boiler, creating a sleek and contemporary cooking space.

## First Floor

Located to the front of the property, the generous main bedroom benefits from two integrated storage cupboards and offers ample space for additional free-standing furniture.

Overlooking the rear garden, the second bedroom comfortably accommodates a single bed, bedside table, and optional free-standing wardrobe, making it ideal as a guest room, home office, or child's bedroom.

## Bathroom

The modern bathroom is well maintained and fitted with a shower, wash basin, WC, and heated towel radiator. An integrated cupboard provides convenient storage for toiletries and essentials.

## Outside

The north-east facing rear garden offers a pleasant outdoor space, ideal for enjoying the summer months. On-street parking is available to the front of the property.

## Location

Conveniently positioned between Lightcliffe and Bailiff Bridge, the property benefits from excellent access to local transport links, shops, and well-regarded schools, making it a practical and desirable location.

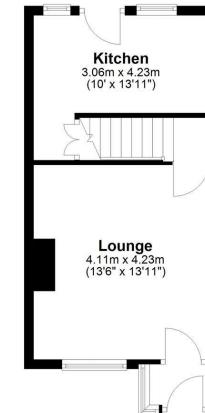
## Agent Notes & Disclaimer

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.





**Ground Floor**  
Approx. 31.9 sq. metres (343.9 sq. feet)



**First Floor**  
Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 sq. feet)

