

# Chapters



**1 GRANGE STREET  
HALIFAX**

**£75,000  
FREEHOLD**

Nestled on Grange Street in Halifax, this two bedroom terraced house presents an excellent opportunity for both first time buyers and investors alike. Available with no onward chain, this property is ready for you to move in and make it your own. Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The good sized bedrooms are ideal for families or individuals seeking a peaceful retreat. The well appointed bathroom adds to the convenience of this lovely home. One of the notable features of this property is the on street parking. Additionally, the location is ideal, being in close proximity to local schools and amenities, which enhances the appeal for families and those who appreciate easy access to everyday conveniences. This terraced house on Grange Street is a wonderful opportunity to embrace the vibrant community of Halifax. Do not miss the chance to view this home.



• TWO BEDROOM TERRACED PROPERTY • AVAILABLE WITH NO ONWARD CHAIN • SPACIOUS BEDROOMS

## Entrance

Entering through a Upvc door into the kitchen living area.

## Kitchen Living Area

14'7" x 12'7"

The kitchen has matching wall and base units and a double glazed window to the front of the property. There is a free standing electric cooker with double oven stainless steel sink and draining board, plumbing for a washing machine. Flowing onto the living room there is a radiator and stairs leading to the first floor landing.

## First Floor landing

First floor landing with doors leading to:

## Bedroom One

14'7" x 10'0"

Spacious double bedroom with double glazed window to the front of the property, fitted wardrobes and radiator.

## Bathroom

8'5" x 7'6"

Three piece bathroom suite including, bath with

overhead shower, wash basin and WC. Part tiled walls, fully tiled flooring, frosted double glazed window to the front of the property, built in storage cupboard and radiator.

## Second Floor

## Bedroom Two

16'7" x 9'8"

Good sized double bedroom with Velux window, built in storage cupboard and radiator.

## External

To the front of the property there is gated access leading to a flagged seating area and on street parking is available outside the property.



• GOOD SIZED BATHROOM • IDEAL FOR FIRST TIME BUYERS OR INVESTORS • ON STREET PARKING



• COUNCIL TAX BAND A • ENCLOSED OUTDOOR SEATING AREA • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS

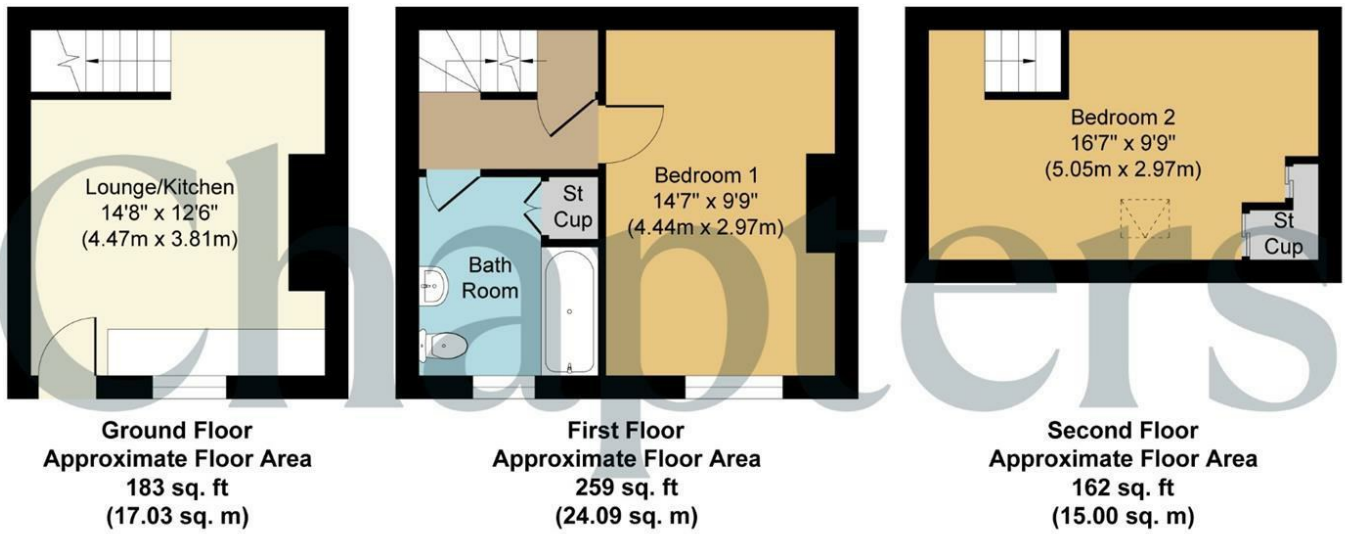




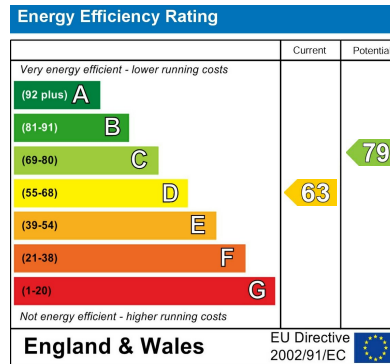
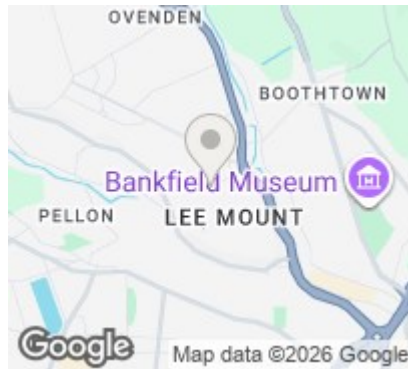
## Additional Information

**Local Authority** - Calderdale  
**Council Tax** - Band A  
**Viewings** - By Appointment  
Only

**Floor Area** - sq ft  
**Tenure** - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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