



Sandholme Crescent | Hipperholme | Halifax | HX3 8AE

Offers over £70,000



SHERIDAN
BAILEY
PROPERTY

**Sandholme Crescent | Hipperholme
Halifax | HX3 8AE
Offers over £70,000**

Excellent opportunity in Hipperholme for Investors, First time buyers and Landlords seeking a property in need of some modernisation and with vacant possession so no upward chain.

This first floor, one bedroom apartment briefly comprises, Entrance Hall Living Room, Kitchen, Double Bedroom, Bathroom and separate WC. Outside are well maintained gardens, bin store and ample street parking

- 1 bed 1st floor apartment
- In need of modernisation
- Vacant possession
- Investment opportunity

Entrance Hall

First floor apartment is reached via wrought iron gate and stone steps leading up to front door. Front door opens into Entrance Hall with storage room off

Living Room

Light and spacious Living Room with large window overlooking communal gardens. Wooden fire surround with marble back and hearth.

Kitchen

Kitchen is fitted with base units, worktops and space for appliances.





Bedroom

Double bedroom with window out to communal garden space. Fitted wardrobes.

Bathroom

Bathroom comprises , bath, electric shower, wash handbasin, and frosted window

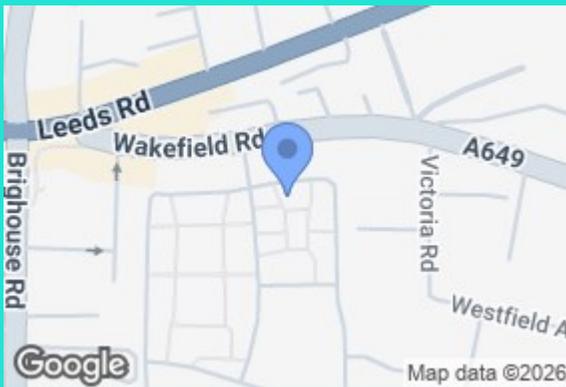
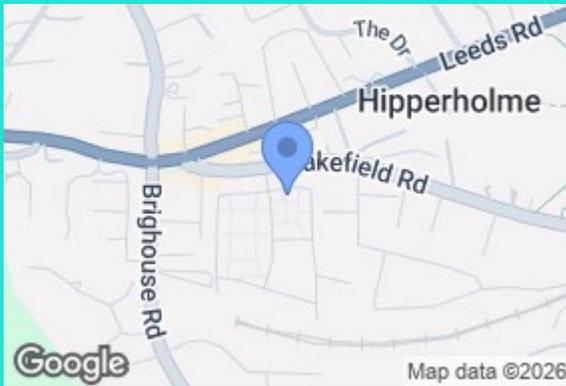
Separate WC

Separate WC off hallway. Frosted window.

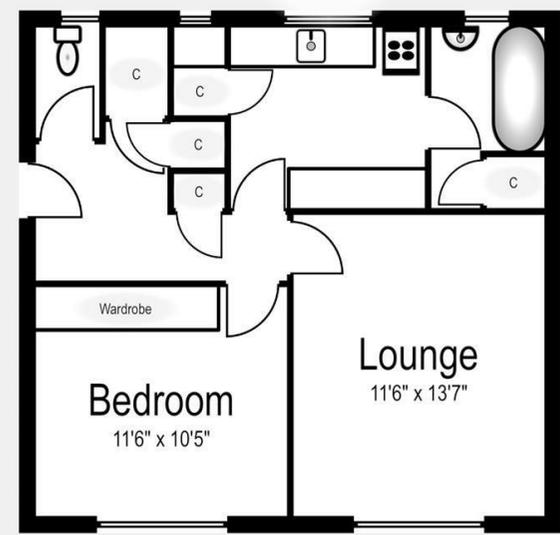
Outdoor Areas

Property is surrounded by green space with well maintained communal gardens and shared bin store





Kitchen
8'11" x 8'3"



Bath
5'4" x 8'3"

Lounge
11'6" x 13'7"

Bedroom
11'6" x 10'5"

Wardrobe

HX3 8AE
Internal - 503ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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