



**Matlock Street, Lee Mount,**

**£75,000**

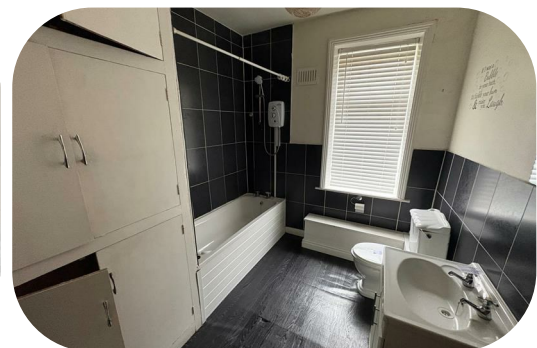
\* TERRACE \* THREE BEDROOMS \* OVER THREE FLOORS \*  
\* YARD \* OUTSKIRTS OF HALIFAX TOWN CENTRE \*

Three bedroom terrace, situated on the outskirts of Halifax town centre.

Having accommodation over three floors, the property would appeal to a number of buyers.

Briefly comprising entrance lounge, kitchen, cellar, first floor bedroom, house bathroom and two further second floor bedrooms.

To the outside there is a yard to the front of the property.



## Lounge

15'1" x 12'7" (4.60m x 3.84m)

With double glazed window and fireplace surround.

## Kitchen

12'2" x 4'8" (3.71m x 1.42m)

With wall and base units incorporating stainless steel sink unit, tiled splashback, double glazed window.

## Cellar

Useful storage.

## First Floor

### Bedroom One

14'9" x 9'6" (4.50m x 2.90m)

With double glazed window.

### Bathroom

Three piece suite comprising panelled bath, low suite wc, vanity sink unit, double glazed window.

## Second Floor

### Bedroom Two

16'1" x 8'2" (4.90m x 2.49m)

With double glazed window.

### Bedroom Three

10'8" x 5'4" (3.25m x 1.63m)

With double glazed window.

## Exterior

To the outside there is a yard to the front of the property.

## Directions

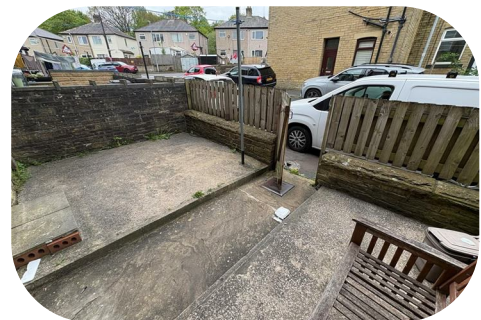
From our office on Queensbury High Street head towards Russell St, continue to follow A647 for 2.6 miles, turn right onto Hall St N, left onto Mill Ln, continue onto Broad Tree Rd, left onto Ovenden Rd, right onto Ovenden Way, left onto Wheatley Ln, left onto Matlock St and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A / Calderdale



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided 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 for guidance only, as are floorplans 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 purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (91 plus)	
B (81-91)		B (81-90)	
C (69-80)		C (69-80)	
D (54-68)		D (55-69)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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