



Friendly Fold Road,
Reduced to £75,000



Reeds Rains

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Friendly Fold Road, Halifax, West Yorkshire
Reduced to £75,000

*** £500PCM POTENTIAL
RENTAL INCOME*** ***MODERN
THROUGHOUT*** ***CLOSE TO TRINITY
ACADEMY*** REDUCED TO SELL -

This modern two double bedroom end terrace is of particular interest to first time buyers and investors. Situated within 1/2 mile of Trinity Academy and North Halifax High Grammar School, this home also offers great access to Halifax Town Centre, Keighley and Bradford with local amenities such as Morrison's supermarket also close by. Located in an area with a strong rental market, this investment property would return a yield of 7%-8%. Internally, the property boasts a spacious living area with a contemporary kitchen and bathroom. Enhanced by gas central heating and double glazing, along with a paved yard to the rear. Reeds Rains would strongly recommend an early inspection of this fine home, as it won't be sticking around for long. VIEW NOW. EPC Grade = E

WHY WE BOUGHT IT

Friendly Fold Road is a quiet, private street and on street parking is usually available. Being an end terrace, you really do get a lot of house for the money, making this an ideal purchase for investors and the first time buyer alike.

GROUND FLOOR

LOUNGE/DINING ROOM

5.09m x 4.06m (16'8" x 13'4")
A cosy family room with plenty of natural light. Accessed from the front door, offering access to first floor and to kitchen. Fitted with gas fire and surround.

KITCHEN/BREAKFAST ROOM

3.39m x 2.10m (11'2" x 6'11")
Kitchen to the rear of the home with door to rear garden. Kitchen fitted with a range of base, wall and eye level units with integrated appliances including gas hob with electric oven. Space and plumbing for washing machine.

FIRST FLOOR

BATHROOM

2.67m x 2.73m (8'9" x 8'11")
Fitted with modern gloss four piece suite comprising; WC, ceramic hand wash basin, walk-in shower cubicle and bath tub. With window to rear aspect.

BEDROOM 1

5.12m x 3.64m (16'9" x 11'11")
First double bedroom with window to front aspect.

SECOND FLOOR

ATTIC BEDROOM

4.36m x 5.03m (14'4" x 16'6")
Another double bedroom with exposed beam and window to side aspect.

OUTSIDE

Fenced and paved rear yard. On street parking to front and side.

DIRECTIONS

Leave Halifax via A629 Keighley Road heading towards Ovenden. Take the left hand turning before the police station onto Friendly Fold Road. At the top of the hill, the property will be seen on the left hand side.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation

appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

All Measurements
All Measurements are Approximate



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

