



Lee Mount Road, Halifax, HX3

- THREE BEDROOM TERRACED HOUSE
- ON STREET PARKING
- DOUBLE GLAZING AND CENTRAL HEATING
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- AVAILABLE: NOW
- UNFURNISHED
- FIXED DEPOSIT £1,150
- COUNCIL TAX BAND- A

£1,000 Per Month - Deposit £1,153



Lee Mount Road, Halifax, HX3

DESCRIPTION

To let: a three-bedroom terraced house in the Lee Mount area of Halifax, offered in good condition and ready for immediate occupation.

The ground floor provides a bright reception room with tiled flooring and a feature fireplace, leading through to a modern kitchen. The kitchen offers fitted units, ample worktop space and room for a dining table, creating a practical space for day-to-day living.

Upstairs, the property has three bedrooms. Two bedrooms are set on the first floor with neutral décor and carpeted flooring, providing comfortable sleeping space. The top floor bedroom is set within the roof space, with distinctive angles, skylight window and a raised sleeping platform, making an interesting and versatile room. The bathroom includes a contemporary white suite with wash basin, WC, walk-in shower and freestanding bath, finished with tiled walls and flooring.

Outside, there is a paved frontage and an enclosed rear yard providing low-maintenance outdoor space for seating or storage. The property has an EPC rating of D and falls within Council Tax band A, offering relatively economical running costs.

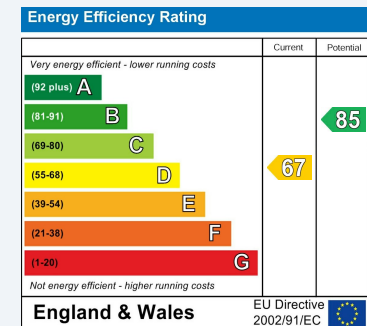
Lee Mount Road is well placed for access to Halifax town centre, around 5–10 minutes by car or approximately 20–25 minutes on foot. Local shops and amenities can be found nearby, with a wider range of supermarkets, cafés and restaurants in the town centre. For commuting, Halifax railway station offers direct services to Leeds (around 35 minutes), Bradford and Manchester. Greenhead Park and Shropps Park are both within easy reach, providing open space and play areas.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact halifax.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



9 George Street, Halifax, West Yorkshire, HX1 1HA
Tel: 01422 345721 Email: halifax.lettings@hunters.com <https://www.hunters.com>

