Property@Kemp&Co









43 Wheatley Road, Wheatley, Halifax, HX3 5LJ

Offers Over £85,000

- Popular & Convenient Location
- Panoramic Views To The Rear
- Two Bedrooms
- uPVC Double Glazing
- Realistically Priced
- Stone Built Through By Light Terrace
- Spacious Lounge
- Requires Modernising
- Of Special Interest To First Time Buyers & Property Investors
- Viewing Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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sales@propertyatkemp.co.uk
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43 Wheatley Road, Halifax HX3 5LJ

Situated in this popular and convenient residential location lies this two-bedroom through-by-light terraced residence, providing deceptively spacious accommodation.

Although the property requires modernising, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation provided.

The property briefly comprises an entrance hall, spacious lounge, kitchen, cellar, two bedrooms, spacious bathroom, UPVC double glazing, and a small garden to the front.

The property provides excellent access to the local amenities of Wheatley, as well as easy access to Halifax Town Centre. The property is offered for sale at this realistic asking price in order to encourage a prompt sale and will be of special interest to the property investor or first-time buyer.

An early appointment to view is strongly recommended.

2 1 1

Council Tax Band: A







ENTRANCE HALL
A UPVC double glazed front entrance door opens into the entrance hall with a fitted carpet.

from the entrance hall a sliding door opens into the

KITCHEN
8'6" x 9'1"
Being fitted with wall and base units incorporating a single drainer sink unit with plumbing for an automatic washing machine and electric cooker point. UPVC double glazed window to the front elevation and wall mounted Dimplex electric heater. The kitchen requires modernising.

From the entrance hall door opens into the

SPACIOUS LOUNGE
15'0" x 14'11"
A spacious reception room with feature stone fireplace to the chimney breast incorporating gas fire. UPVC double glazed tilt and turn window to the rear elevation enjoying open views. Cornice to ceiling, TV point, and fitted carpet.

From the lounge door opens to stairs with fitted carpet lead to the

FIRST FLOOR LANDING
With UPVC double glazed window to the front elevation, electric storage heater, fitted carpet, and double doors opening to a useful storage cupboard.

from the landing door opens to the

BATHROOM
8'7" x 9'0"
With white three-piece suite incorporating pedestal wash basin, low flush WC, and panelled bath. UPVC double glazed window to the rear elevation. Door opens to cylinder cupboard with airing shelves and water tank above. Fitted carpet.

from the landing door to

BEDROOM ONE
14'11" x 8'10"
With UPVC double glazed tilt and turn window to the rear elevation enjoying panoramic open views. Built-in wardrobes to one side of the chimney breast with cupboard space above and fitted carpet.

From the landing door to

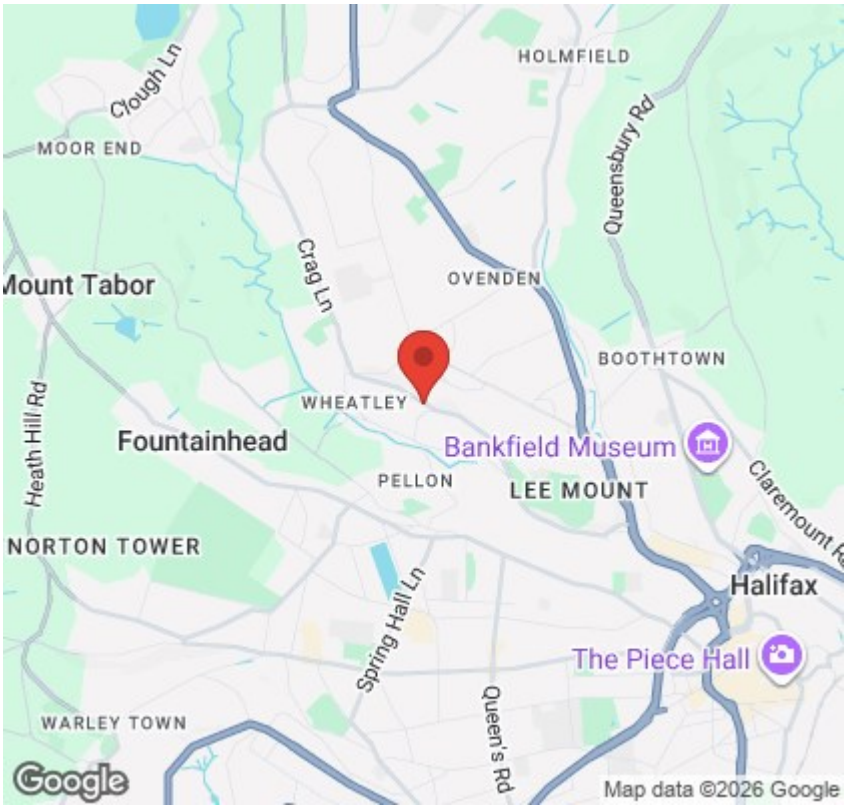
BEDROOM TWO
5'11" x 11'10"
With UPVC double glazed window to the rear elevation again enjoying panoramic views and fitted carpet.

from the entrance hall door opens to stairs leading down to the

CELLAR
Providing useful storage facilities and housing the gas and electric meters.

GENERAL
The property is constructed of stone and is surmounted with a stone slate roof. It has the benefit of all mains services including gas, water, and electric, together with the added benefit of UPVC double glazing. The property is a Flying Freehold and is in Council Tax Band A.

EXTERNAL
To the front of the property there is a small garden area.



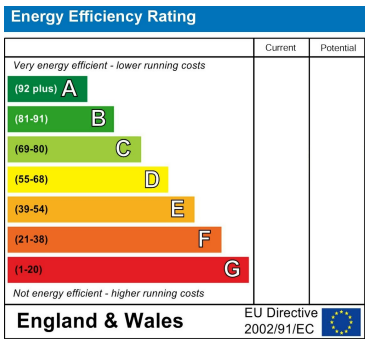
Directions

SAT NAV HX3 5LJ

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:



Approx Gross Floor Area = 739 Sq. Feet
= 68.7 Sq. Metres



For illustrative purposes only. Not to scale.

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