



33 Wainhouse Road, Halifax, HX1 3SE

Offers Over £110,000

- : Popular and Convenient Residential Location
- : Three Bedrooms
- : Dining Kitchen
- : Yard To The Rear
- : Realistically Priced

- : Stone Built Terrace
- : Lounge
- : Easy Access To Halifax Town Center
- : Easy Access To The M62
- : Viewing Recommended

33 Wainhouse Road, Halifax HX1 3SE

Situated in this popular and convenient residential location lies this 3 bedroomed stone built terraced residence. The property briefly comprises of a lounge, dining kitchen, cellar, 3 double bedrooms, bathroom, yard to rear, gas central heating and uPVC double glazing.

The property provides excellent access to the local amenities of King Cross and Savile Park as well as easy access to Halifax and Sowerby Bridge.

The property will be of special interest to the property investor or young family and is being offered for sale at this realistic price to encourage a prompt sale.



Council Tax Band:



Strictly by appointment. Please telephone Property@Kemp & Co.,
Halifax, on 01422 349222.

LOUNGE

13'9" m x 13'7" m

UPVC double glazed front entrance door opens into the lounge with UPVC double glazed window to the front elevation. To one side of the chimney breast there is a built-in cupboard with shelving. Cornice to the ceiling with matching centre rose, laminate wood flooring and one radiator.

From the lounge, double doors open into:

DINING KITCHEN

11'1" m x 10'5" m

Fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. Four-ring gas hob with electric oven and grill beneath, plumbing for an automatic washing machine, tiled around the work surfaces with a complementary colour scheme to the remaining walls. UPVC double glazed window to the rear elevation, Vaillant gas central heating boiler, UPVC double glazed rear entrance door and one radiator.

From the dining kitchen, door to the cellar head with stone steps leading down to the keeping cellar.

From the kitchen, stairs with fitted carpet lead to the first floor landing.

LANDING

With fitted carpet

From the landing door to the

BATHROOM

Modern white three-piece suite incorporating pedestal wash hand basin, low flush WC and panelled bath. The bath is wet boarded with a panelled ceiling, UPVC double glazed window to the front elevation, chrome heated towel radiator and matching flooring.

From the landing door to

BEDROOM ONE

8'0" m x 12'2" m

UPVC double glazed window to the front elevation, one radiator and fitted carpet.

From the landing door to

BEDROOM TWO

8'2" m x 11'10" m

UPVC double glazed window to the rear elevation, one single radiator and fitted carpet.

From the landing, stairs lead to the second floor landing, with door to

ATTIC BEDROOM THREE

24'9" m (restricted headroom) x 13'7" m

This spacious double bedroom has a Velux double glazed skylight window, one single radiator and fitted carpet.

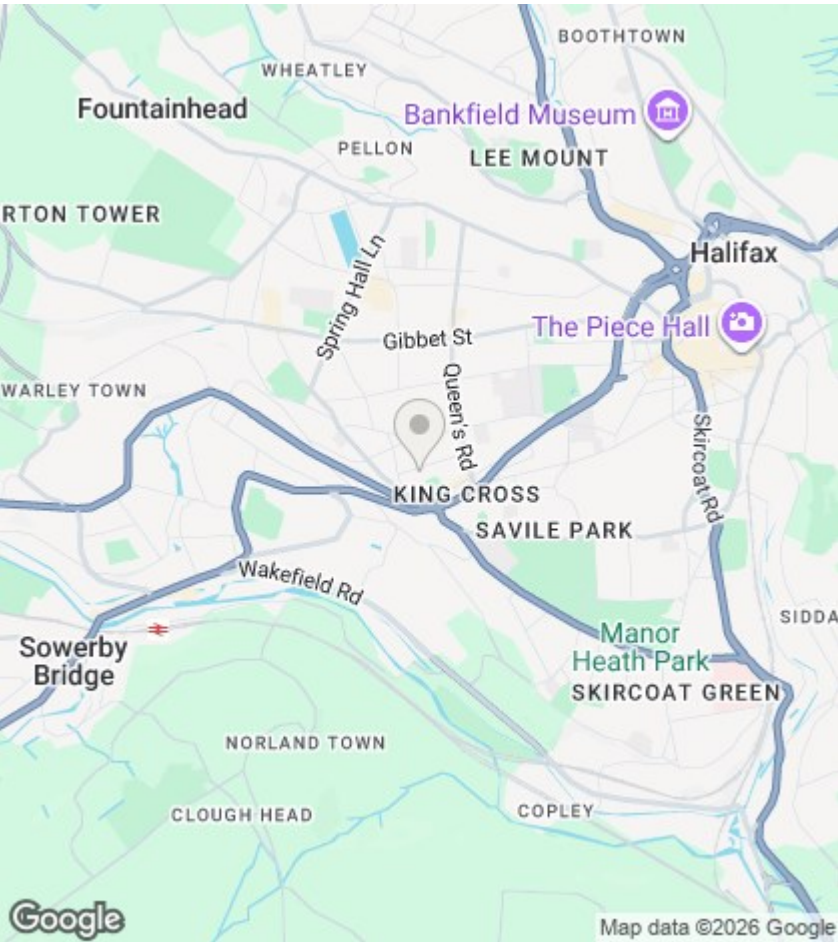
GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It has the benefit of all mains services including gas, water and electricity together with UPVC double glazing and gas central heating. The property is Freehold and is in council tax band A

EXTERNAL

To the front of the property there are steps leading to the front entrance door. To the rear there is an enclosed yard.

TO VIEW



Directions

SAT NAV HX1 3SE

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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