



8 Coley Road, Coley, Halifax, West Yorkshire, HX3 7SA
Offers In The Region Of £160,000

HAMILTON BOWER are delighted to offer for sale this rare to the market front terrace in the much sought after location of Coley. With stunning views this terrace offers two bedrooms, a large lounge, bathroom, a basement kitchen and off road parking. The property represents an ideal investment opportunity with a sitting tenant currently paying £9,000 per year.

EPC RATING - D

COUNCIL TAX BAND - A

GROUND FLOOR

ENTRANCE

Door into lounge.

LOUNGE



Spacious and light living area with a feature fire place. Double glazed window to the front aspect and a central heating radiator.

LOWER GROUND FLOOR

BASEMENT KITCHEN



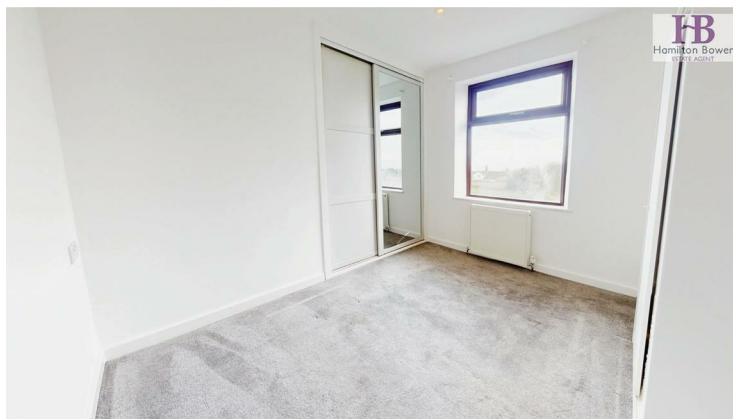
A well presented modern kitchen with a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap. Double oven and a four ring gas hob. Integrated appliances include a fridge freezer and dishwasher. Vinyl flooring and a central heating radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE



Good size double bedroom with a built in wardrobe. Stunning far reaching views. Double glazed window and central heating radiator.

BEDROOM TWO



Single room with far reaching views from the front elevation window. Built in bulk head storage cupboard. Double glazed window and central heating radiator.

BATHROOM



Modern and stylish three piece bathroom suite in white comprising of a bath with shower and screen over, W.C and hand wash basin. Heated towel rail and a double glazed window.

EXTERNAL



Driveway for a car and space to sit out and enjoy the view.

