Hamilton Bower
ESTATE AGENT

74 Carr House Road, Halifax, West Yorkshire, HX3 7RJ
Asking Price £130,000

Offered to the market with no onward sale chain is this TWO DOUBLE BEDROOM END COTTAGE PROPERTY located in Shelf - HX3 with local amenities and transport links nearby. With two double bedrooms, a garden to the rear with a great view, and good presentation throughout, we expect this property to be popular with first-time buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, kitchen, two double bedrooms, shower room and loft.

Externally the property has a low-maintenance private garden to the rear offering a great view and ideal space for outdoor seating, and a gated yard to the front.

The property is good condition throughout, is being offered with no onward sale chain, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Lounge
13'10" x 11'6" (4.22m x 3.53m)

Good-sized lounge with a view to the front of the property. Featuring an exposed brick wall, feature fireplace, ceiling spotlight and space for a two-piece suite.

Kitchen
15'7" x 5'2" (4.75m x 1.6m)

Cooking kitchen to the rear of the property with pantry cupboard and access to the garden.
Fitted with a range of matching wall and base units with complementary worktops and tiled splashbacks.
Appliances - four-burner gas hob with extractor, oven/grill, sink with drainer, space for free-standing washing machine & fridge/freezer.

FIRST FLOOR

Primary Bedroom
10'2" x 10'5" (3.1m x 3.2m)

Good-sized primary bedroom to the front of the property offering space for a double bed with side tables and dressing furniture.

Bedroom
10'2" x 6'11" (3.12m x 2.11m)

Second bedroom, a further double with a view to the rear offering space for a double bed with side table and dressing furniture.

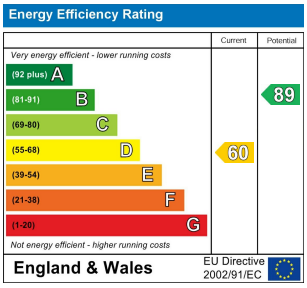
Shower Room
5'2" x 5'1" (1.6m x 1.55m)

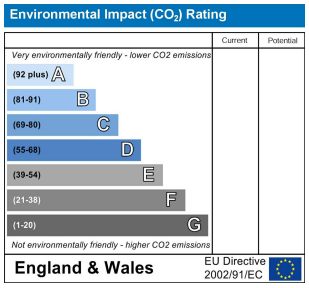
Tiled shower room to the front of the property fitted with a matching white three-piece suite - corner shower, wc, wash basin with fitted unit.

EXTERNAL

Rear

The property offers a flagged low-maintenance garden to the rear with access from the kitchen.
With border fencing, a great outlook, and ample space for outdoor seating.


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
60
89
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
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