



## 53 Mount Tabor Road

Mount Tabor, Halifax, HX2 0UP

**Guide Price £139,950 Freehold**







Tucked away in the popular village of Mount Tabor, 53 Mount Tabor Road is a charming mid-terrace cottage offering well-presented accommodation over two floors alongside a pleasant flagged garden. Being close to the town centre of Halifax offering a range of local amenities and excellent transport links, the property would suit a first-time-buyer, buy-to-let investor or someone looking to downsize.

#### Location

The property is situated on the edge of the Yorkshire Moors and has far reaching countryside views from all the rooms in the front elevation. Mount Tabor has a primary school, children's playground, village hall and wonderful farm shop/deli/dining facility. The town of Halifax is a short drive away and offers a wide variety of bars, restaurants, retail outlets, a cinema, health and fitness clubs, supermarkets and the historic 18th century Piece Hall. The Piece Hall hosts a huge array of events, from contemporary music concerts to festive markets, visual arts and outdoor film screenings.

#### Accommodation

Access is gained through the French doors of the conservatory with triple-aspect windows flooding the room with natural light. A door leads through to the well-presented lounge showcasing exposed beams and two windows benefitting from borrowed light. The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap.

A hidden staircase from the lounge rises to the first floor landing accessing two bedrooms and the house bathroom. Both bedrooms are positioned to the front of the property enjoying far-reaching views while the part-tiled bathroom boasts a contemporary three-piece suite comprising a w/c, wash-hand basin with storage beneath and a panelled bath with overhead shower attachment.

Externally, the property benefits from on-street parking and a stone flagged patio seating area bordered by mature planting and shrubbery.

Council tax band: A

EPC rating: TBC

Ground rent: N/A

Service charge: N/A



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