



8 Beech Street

Holywell Green, Halifax, HX4 9ET

Offers In Excess Of £130,000 Freehold





This charming three-bedroom, stone-built terraced home is located on Beech Street in the highly sought-after area of Holywell Green, Halifax. The property offers a spacious reception room, along with a practical ground-floor bathroom incorporating additional utility space. Available with no upper chain, it presents an excellent opportunity for first-time buyers or investors in this popular residential location.

Location

Beech Street is a short cul-de-sac accessed via the B6112 / Stainland Road, in the popular village location of Holywell Green. Local amenities include a convenience store / post office, laundrette and Holywell Green Primary School. Nearby West Vale enjoys an excellent range of shops, bars and restaurants.

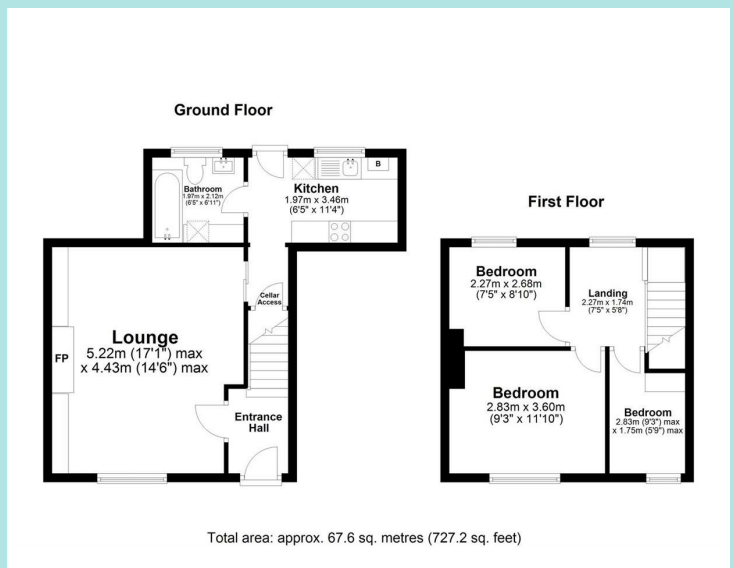
Accommodation

A uPVC door opens into an entrance hall with open staircase leading to the first floor. Continuing through to the spacious lounge which has wood effect laminate flooring, painted beams and central rose to the ceiling, radiator cover and a stone fireplace with timber mantle, tiled hearth and shelving to the alcoves. A sliding door leads through to a small inner hallway where a door gives access to a small useful keeping cellar with a low, vaulted ceiling. The electric fuse box and meter are located here.

Continuing into the kitchen which offers a range of base, wall and drawer units with tiled splashbacks and contrasting work surfaces that incorporate a stainless steel sink with drainer and mixer tap. There is a four ring electric hob with extractor hood above, an integrated electric oven, space for a fridge fridge freezer, and plumbing for a dishwasher. The Ideal boiler is positioned within a cupboard to the external wall. There are two exposed beams to the ceiling, a window and further uPVC door leading out to the rear yard. The house bathroom is fully tiled with an extractor fan, recessed spotlights to the ceiling and heated towel rail. A white three-piece suite comprises: wash hand basin with mixer tap, low flush WC and P-shaped bath with mixer tap, and shower over with a glass shower screen, rainfall showerhead and hand attachment. Fitted shelving provides useful storage and there is plumbing for a washing machine.

On the first floor, a generous landing space has natural light via a window to the rear elevation, and gives access to the three bedrooms. The principal bedroom is a double set to the front of the property, with the adjoining single bedroom having a box over the bulkhead of the stairs, ideal for adding storage above. The third bedroom is a generous single set to the rear.

Externally to the rear is a small paved yard with timber gate and useful outside tap. On street parking is available to the front.



Council tax band: A
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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