



27 West Avenue

Lightcliffe, Halifax, HX3 8TJ

Offers Around £125,000 Freehold





Offered to the market on an Investment basis with the current tenant in situ, this end terrace property is located in the popular residential area of Lightcliffe. Offering two bedroom accommodation, set over two floors with driveway to the front and a generous garden to the rear, the property would benefit from a programme of investment and refurbishment. The property is currently let on an Assured Shorthold Tenancy holding over on a rolling monthly basis. Current passing rent is £400 pcm.

Location

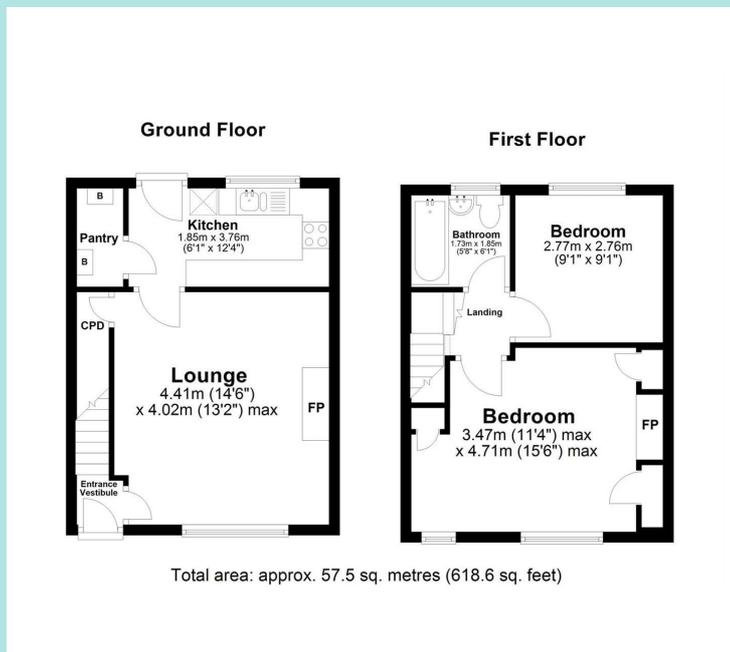
West Avenue is a popular residential street in Lightcliffe, close to highly regarded schools and within easy reach of the motorway network. Halifax and Brighouse are both only a short drive away and other local amenities, such as The Sun Inn, The Stray Park, Lightcliffe Golf Club and Crow Nest Golf Club are all close by.

Accommodation

Accessed is gained into an entrance vestibule with open staircase to the first floor. There is a spacious lounge with laminate wood effect flooring, two feature arches either side the chimney breast and a central fireplace with timber surround. There is also a useful understairs storage cupboard. At the rear, the kitchen provides a range of base and wall units with tiled splashback and contrasting worksurfaces which incorporate a sink with drainer and mixer tap over. There is space for a freestanding fridge freezer and an electric oven with gas hob, stainless steel splashback and extractor above. There is an external door out to the garden, and a useful pantry cupboard which houses the boilers and provides plumbing for a washing machine.

Continuing up to the first floor where the principal bedroom is set to the front of the property. This is a generous double with two windows to the front elevation, laminate wood effect flooring, an original feature fireplace and useful built in storage cupboards. At the rear, there is a second good sized bedroom with laminate wood effect flooring and a window overlooking the garden. The adjacent bathroom is tiled with a three piece suite comprising: wash hand basin, WC and bath with shower over.

Externally, to the front of the property there is an off road parking space and a small lawn. To the rear there is a good sized garden with both paved and lawned areas.



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

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