



## 10 Fairview Terrace

Lee Mount, Halifax, HX3 5BW

Offers Around £145,000 Leasehold





Situated on Fairview Terrace in the popular residential area of Lee Mount, this semi-detached home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Offering two well-proportioned bedrooms, gas central heating, double glazing, and the added benefit of no upper chain, the property is ideally suited to couples, small families, or buy-to-let purchasers.

Externally, the property benefits from gardens to the side and rear, providing ample space for outdoor enjoyment or gardening. There is also off-road parking for one vehicle, with potential for extension or additional parking, subject to the necessary planning permissions.

### Location

The property enjoys a pleasant position on Fairview Terrace with a tree lined grass verge opposite it. Lee Mount Primary School and Shropps Park are both only a short walk away and there is easy access out onto the A629 / Ovenden Road. Nearby Halifax Town centre offers an excellent range of shops and amenities, including excellent transport links with both railway and bus stations.

### Accommodation

A composite door opens into the entrance hallway with open staircase to the first floor, and useful understairs cupboard. Set to the rear, a spacious lounge has wood effect laminate flooring and sliding patio doors which overlook, and lead out to, the rear garden. The central feature is a coal effect gas fire set upon a marble backplate and hearth with timber surround.

The kitchen enjoys an excellent range of soft close base, wall and drawer units with tiled splashbacks. Complementary work surfaces incorporate a four ring gas hob with extractor hood above, and a 1 and ½ bowl sink with drainer and mixer tap over. Integrated appliances include an electric oven and fridge and freezer, and there is plumbing for a washing machine. With a window and an extractor fan to the front elevation.

Rising to the first floor landing which has a timber spindle balustrade and loft access hatch with a drop-down ladder. The principal bedroom is a good sized double set to the front of the property and enjoys a tree lined view. The second bedroom is set to the rear with a window overlooking the garden. Adjacent this bedroom is the shower room which has part tiled walls, a wash hand basin, WC and walk-in shower cubicle with sliding double doors. With a window to the rear elevation and extractor fan.

Steps lead up to the front of the property with railings surrounding small patio area by the front door, and there is a useful outside tap. At the side of the property, a block paved driveway provides off-road parking with potential to widen and create further parking if required. The side garden has an L-shaped area of lawn with borders of mature shrubs and trees. A pathway leads to the gate which encloses the rear garden which is split-level with a paved patio and useful garden shed on the lower level. Steps leads up to a raised area of lawn with mature plants and shrubs to the borders. A further set of stairs lead up to a elevated paved patio with fenced and stone wall boundaries.

### Lease Details

The property is held on a 999 year lease with approximately 853 years remaining. Ground Rent: One Peppercorn and this is no longer collected. Service Charge: £0 / Nil



Council tax band: B  
 EPC rating:  
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