



16 Langdale Crescent

Wheatley, Halifax, HX2 0XA

Offers In Excess Of £125,000 Freehold





Situated on the short cul-de-sac of Langdale Crescent in Halifax, this charming two-bedroom mid-terrace home presents an excellent opportunity for individuals, small families or investors. The property boasts a well-proportioned reception room, two bedrooms, a good sized, South facing garden and off-road parking. The low overheads, with a council tax band A and an EPC rating of C, make this home not only affordable but also energy-efficient. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this mid-terrace house on Langdale Crescent is certainly worth considering.

Location

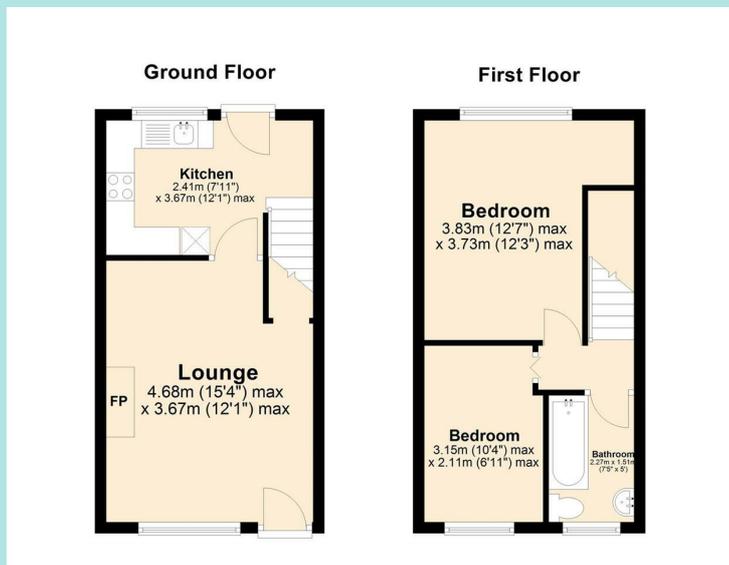
Langdale Crescent is a short cul-de-sac accessed from Brackenbed Lane via Greenroyd Lane. Located in Wheatley, a sought-after suburb of Halifax, with a number of highly regarded local nurseries and schools, a local convenience store, and leisure and recreational services available in nearby Dean Clough including gymnasium, cafes, eateries, and bars. There is easy access to Halifax town centre which offers a wide range of amenities and excellent transport links including both bus and railway stations.

Accommodation

A uPVC door leads into a spacious lounge with a large window allowing ample natural light and overlooking the garden. There is a useful understairs storage cupboard, tiled flooring and the central feature is the gas fire with marble backplate and hearth, and timber surround. A timber and glazed door leads through to the kitchen which enjoys a good range of base, wall and drawer units with tiled splashbacks and tiled flooring. Complementary worksurfaces incorporate a stainless steel sink with drainer and mixer tap over, and a four ring gas hob with extractor hood above. There is an integrated electric oven, plumbing for a washing machine and space for a freestanding fridge freezer. There is a window and uPVC door which leads out the patio and driveway.

An open staircase leads up to the first floor where the principal bedroom is a generous double with a recess that creates the perfect space for a wardrobe. There are also two useful built in cupboards over the stairs. The second good sized bedroom is currently utilised as an office space. The adjacent bathroom features a white, three piece suite comprising: bath with shower over, WC and wash hand basin. It is part mosaic tiled with wood effect laminate flooring and there is a heated towel rail.

Externally, the long, South facing garden side is accessed from Langdale Crescent and is tiered with both paved patio and lawned area's. Boundaries are both fenced and mature hedging. Accessed from Hebble Gardens, an off-road parking space is provided on a block paved driveway. Steps lead up to an enclosed patio area which currently houses a useful storage shed.



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

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