



## 44 Hastings Way

Halifax, HX1 2QB

£850 PCM





A well-appointed mid-terrace property, offering 2-bedroom accommodation situated in a friendly neighbourhood. This property benefits from an allocated parking space. A popular development very handily placed for access to local amenities, Manor Heath Park, Halifax town centre, Calderdale Royal Hospital and the M62 motorway network.

### Accommodation

This property internally comprises of an entrance hall accessing the kitchen, lounge, cloakroom cupboard and downstairs WC including a white two-piece suite of: low flush WC and wash hand basin with tiled splashback. The kitchen benefits from range of base, wall and drawer units with tiled splashbacks and contrasting work surfaces incorporating a stainless steel sink and drainer with mixer tap, and four ring gas hob with extractor above. There is an integrated electric oven, plumbing for a washing machine, space for an undercounter fridge. Continuing through to the good size lounge, and a window and external door overlooking, and leading out to, the rear garden. An open staircase leads up to the first floor accommodation.

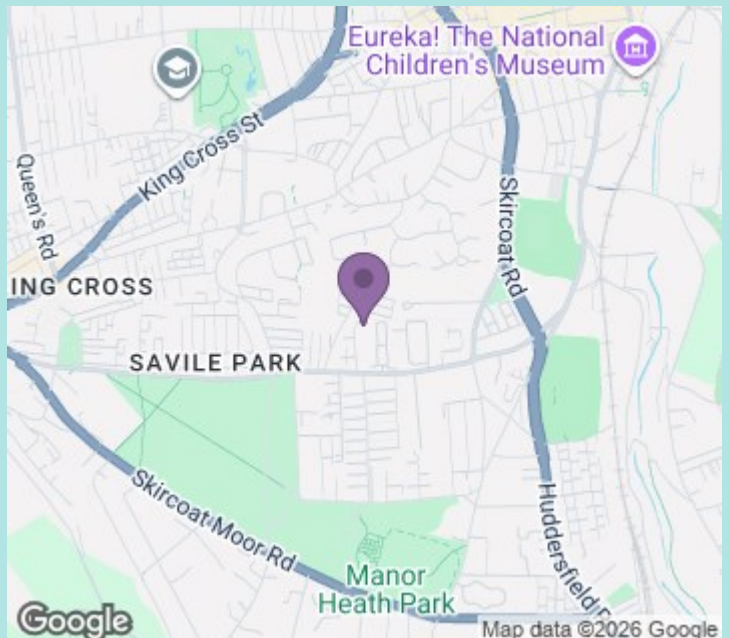
The first floor comprises of a principal bedroom of double proportions, enjoying a double fitted cupboard and window overlooking the rear garden. A second bedroom of single proportions benefiting from a bay window providing ample light, ideal for an office or nursery. The adjacent house bathroom enjoys a white suite comprising: low flush WC, wash hand basin, and bath with shower over.

Externally to the front of the property there is a small lawned garden with borders of mature plants and shrubs. A paved pathway leads to the front door. The rear garden is enclosed by timber fencing provides paved patio areas with lawn to lower area of garden. The allocated car parking space in the communal car park is accessed by driving through the archway.

### Location

Property offers direct access into Halifax town centre, with excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections. There are green spaces nearby including Manor Heath Park and Savile Park.

Council tax band: B  
EPC rating: D  
Deposit: £980



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