



## 19 Emscote Place

Halifax, HX1 3AL

£725 PCM





This two bedroom mid terraced stone built property situated only a short distance from Halifax town centre benefitting from local amenities and transport links. The accommodation has the availability of on street parking, and a low maintenance garden to the rear, whilst inside the property benefits from gas central heating and uPVC double glazing.

Internally comprising; an entrance hall, lounge and a dining kitchen area, with steps into a cellar. Leading then up to the house bathroom and two double bedrooms.

The accommodation has excellent fixtures & fittings throughout and must be viewed to be fully appreciated.

Deposit - £836 | Council Tax - 'A'

### Accommodation

This well-presented home features wood-effect laminate flooring throughout the ground floor, a spacious lounge with electric fire and feature walls, and a modern kitchen/diner with integrated Culina fridge/freezer, Whirlpool oven, gas hob, extractor, and dishwasher. Additional space and plumbing are provided for a washing machine and dryer. The kitchen offers access to a useful cellar, ideal for storage, and leads out to a low-maintenance rear garden with rear access.

Upstairs are two good-sized bedrooms with neutral décor and carpeted flooring, and a stylish fully tiled bathroom with a P-shaped jacuzzi bath, overhead shower, heated towel rail, and vanity mirror.

Additional benefits include gas central heating, double glazing throughout, on-street parking, and a small paved front garden.

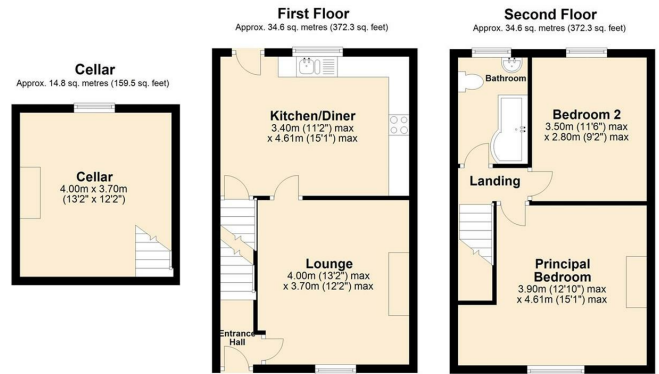
### Location

This property is situated in a convenient and well-connected location, ideal for both families and professionals. Just a short distance from Halifax town centre, it offers easy access to shops, schools, public transport, and local amenities. With nearby parks and green spaces, as well as quick links to major roads and train services, it provides the perfect balance between urban living and everyday convenience.

Council tax band: A

EPC rating: D

Deposit: £836



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.