WS

RESIDENTIAL







# 14 Emscote Street South

Halifax, HX1 3AN

## £725 PCM

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A well-presented two-bedroom terraced home offering spacious and practical living. The property features a bright living area with a electric fireplace, a fitted kitchen with dining space and integrated appliances, and two generous bedrooms with built-in storage. A bathroom suite and additional storage cupboards add to the convenience. Externally, there is a small enclosed rear garden, providing a private outdoor space ideal for relaxing.

## Accommodation

This well-presented two-bedroom terraced house offers a spacious living area featuring a decorative stonework fireplace that extends across one wall, housing a stylish stone-effect electric fire—creating a warm and inviting focal point. The kitchen is fitted with a range of base and wall units, along with matching drawers and complementary work surfaces with tiled surrounds. It incorporates a sink unit, a four-ring gas hob with canopy hood, and an electric oven. There is ample space for a dining table and additional cabinets, making it ideal for both everyday living and entertaining. A concealed gas boiler is neatly housed within one of the kitchen units. The bathroom is fitted with a white three-piece suite comprising a low-level WC, wash basin, and a panelled bath with mixer tap and shower attachment. Additional features include a useful storage cabinet and a large towel cupboard, providing plenty of practical storage. The property benefits from two generously sized bedrooms, both featuring built-in wardrobes and additional storage space. To the rear, there is an small enclosed garden, offering a private outdoor space ideal for relaxing.

## Location

Set in a convenient and well-connected part of Halifax, this property offers easy access to everything the town has to offer. The property is just a short distance from the vibrant town centre, home to a variety of shops, cafés, and restaurants, as well as popular destinations such as The Piece Hall and Eureka! The National Children's Museum. Commuters benefit from excellent transport links, with Halifax Railway Station providing regular services to Leeds, Bradford and Manchester. The area also offers a range of local schools, green spaces, and everyday amenities, making it an ideal location for professionals, couples, and families alike.







Council tax band: A
EPC rating: D
Deposit: £836

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The Property Ombudsman

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