



**West Royd Avenue,**

**£749 PCM**





Nestled on the charming West Royd Avenue in Halifax, this delightful terraced house offers a perfect blend of comfort and practicality. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable living space.

Upon entering, you will find a well-appointed lounge that flows seamlessly into a welcoming dining room and kitchen, creating an inviting atmosphere for both everyday meals and entertaining guests. The extension adds valuable space, enhancing the overall functionality of the home.

The property boasts a well-designed bathroom, ensuring convenience for all residents. Outside, you will discover a lovely patio at the front, perfect for enjoying a morning coffee or a quiet moment in the sun. The large rear patio provides ample space for outdoor gatherings, gardening, or simply relaxing in the fresh air.

This home is not only well-situated but also offers a wonderful opportunity to create lasting memories in a friendly neighbourhood. With its appealing features and practical layout, this terraced house on West Royd Avenue is a must-see for anyone looking to settle in Halifax.

- SPACIOUS 2 BEDROOM PROPERTY
- LOUNGE
- DINING ROOM
- KITCHEN
- EXTENSION/WORKSHOP
- OFFERED UNFURNISHED
- PLEASANT VIEWS OVERLOOKING THE CHURCH
- EPC Rating C
- COUNCIL TAX BAND A
- CONVENIENT LOCATION



## Road Map



## Hybrid Map



## Terrain Map

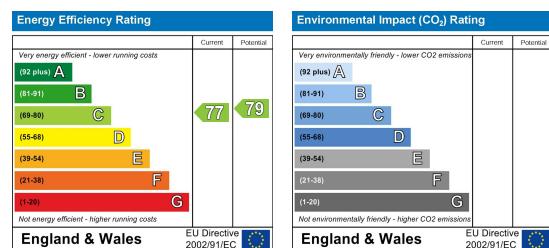


## Floor Plan

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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