Sugdens
Sales & Lettings



Livingstone Street North, Holmfield,

£150,000

* MID TERRACE * TWO BEDROOMS * IDEAL STARTER HOME * POPULAR LOCATION *
* AMPLE PARKING * FOUR PIECE BATHROOM * GARDENS *

Well-presented two-bedroom mid-terrace property situated in the popular HX2 area of Halifax, offering an ideal opportunity for first-time buyers and buy-to-let investors alike.

The accommodation briefly comprises an entrance vestibule, a comfortable lounge featuring a charming wood-burning stove, a fitted kitchen, two well-proportioned bedrooms, and a spacious four-piece family bathroom.

Externally, the property benefits from enclosed patio gardens to both the front and rear, providing excellent outdoor space for relaxing and entertaining. Ample on-street parking is available directly to the front of the property.

Further benefits include gas central heating and double glazing throughout.

Viewing is highly recommended to fully appreciate the accommodation on offer.







Entrance Vestibule
With radiator.

Lounge
14'9" x 13'9" (4.50m x 4.19m)
With log burning stove, radiator and double glazed window.

Kitchen
17'5" x 6'5" (5.31m x 1.96m)
Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor, plumbing for auto washer, radiator and double glazed window.

Cellar
Useful storage.

First Floor

Bedroom One
15'1" x 10'1" (4.60m x 3.07m)
With radiator and double glazed window.

Bedroom Two
12'2" x 6'8" (3.71m x 2.03m)
With radiator and double glazed window.

Bathroom
Four piece suite comprising roll top bath, shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Directions
From our office on Queensbury High Street head toward Russell St, continue to follow A647 towards Halifax for 1 mile, turn right onto Windy Bank Ln, continue onto Brow Ln, right onto Holdsworth Rd, turn left onto Shay Ln, right onto Beechwood Rd, left onto Livingstone St North.

TENURE
FREEHOLD

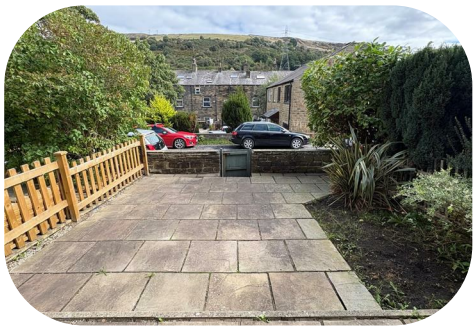
Council Tax Band
A / Calderdale



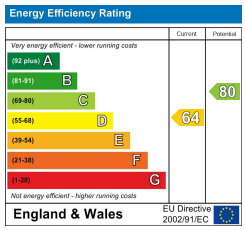


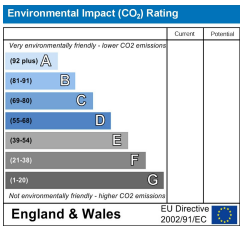






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service