



Woodville Street, Halifax, HX3 5BY
£100,000

A two bedroom, back to back property in Lee Mount on the outskirts of Halifax with modern kitchen and bathroom, useful utility/cellar and an enclosed garden to the front this is an ideal home for a first time buyer or buy to let investor.

The accommodation, in brief, comprises: Entrance hall, living kitchen and access to the utility/cellar on the ground floor. To the first floor is the main bedroom and house bathroom with a further bedroom on the second floor.



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Ground Floor:

Entrance Hall

Tiled flooring. UPVC double glazed door to front elevation.

Living Kitchen 14'7" x 11'7" (4.452 x 3.539)

Fitted kitchen with wall and base units. Belfast sink. Electric oven. Induction hob. Stainless steel and glass cooker hood. Integrated dishwasher. Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Cellar 5'6" x 13'11" (1.685 x 4.245)

Plumbing for washing machine. Radiator. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor.

Bedroom One 15'1" x 8'10" (4.616 x 2.709)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Extractor fan. Radiator. UPVC double glazed window to front elevation.

Second Floor:

Bedroom Two 11'6" x 13'11" (3.519 x 4.248)

Boiler. Radiator. UPVC double glazed window to front elevation.

Front Garden

Enclosed yard with planting and bin store.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: quench.plans.spell

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

