



Chevinedge Crescent, Halifax, HX3 9EQ
£160,000

E&H Edkins Holmes
ESTATE AGENTS

Offered to the market with excellent potential, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and create a home to suit their own tastes and requirements.

The accommodation is well proportioned throughout and comprises an entrance hall, cloakroom, lounge, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms and a house shower room.

Externally, the property benefits from UPVC double glazing, gas central heating, an enclosed rear garden, providing a pleasant outdoor space, while a driveway to the front offers off-road parking for two vehicles.

Situated in the popular residential area of Exley, the property is conveniently located for local amenities, well-regarded schools and transport links, making it an excellent choice for families, first-time buyers or those seeking a renovation project with plenty of potential.



Entrance Hall
Radiator. UPVC double glazed arch stained glass windows. UPVC double glazed door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. UPVC double glazed window to side elevation.

Lounge 13'0" x 11'10" (3.984 x 3.617)
Fireplace. Radiator. UPVC double glazed window to front elevation.

Kitchen
Wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Integrated dishwasher. UPVC double glazed window to side elevation. UPVC double glazed door to rear elevation.

Dining Room 13'1" x 9'11" max (4.009 x 3.047 max)
Open to kitchen via arch. Radiator. UPVC double glazed French doors to rear elevation.

Landing
Stairs from entrance hall. UPVC double glazed window to side elevation.

Bedroom One 10'4" x 11'3" (3.165 x 3.430)
Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'5" x 10'4" (2.886 x 3.155)
Built in wardrobes. Cupboard housing boiler. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'5" max x 6'7" max (2.284 max x 2.026 max)
Radiator. UPVC double glazed window to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Radiator. UPVC double glazed window to rear elevation.

Front Garden
Lawn garden with attractive planting.

Rear Garden
Lawn and patio garden with mature planting and shed.

Parking
Driveway parking for two cars.

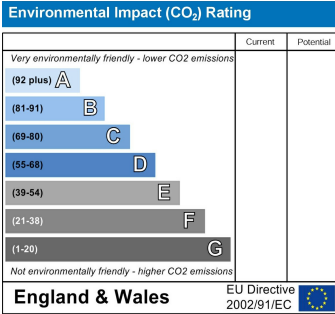
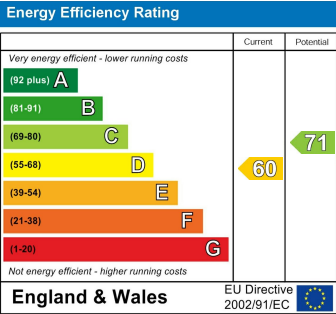
Council Tax Band
B

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:
email.sweat.sketch

Leasehold
Annual Ground Rent - £3.00 per annum
Service Charge - £0.00

Disclaimer
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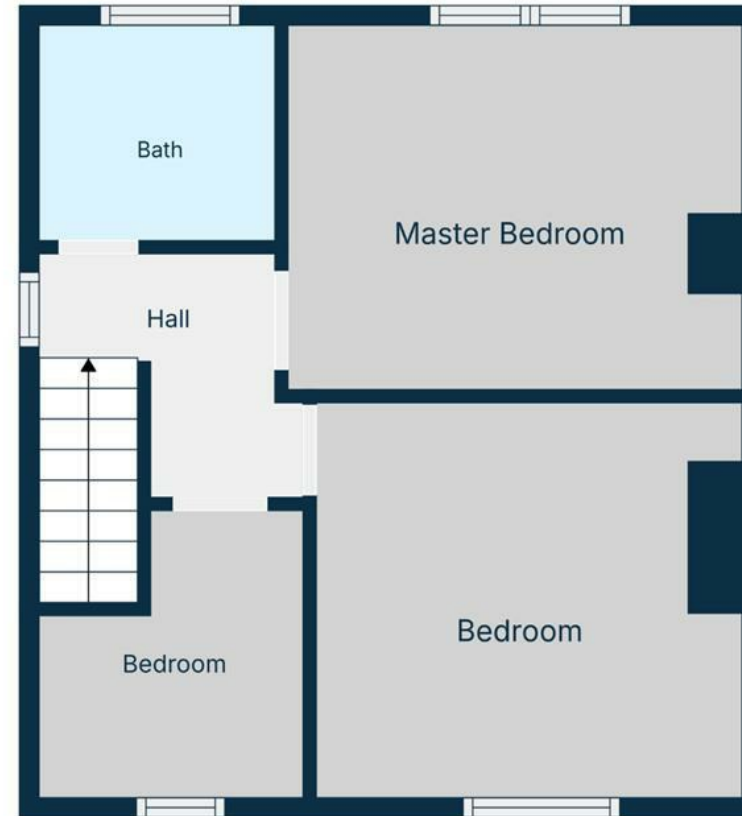
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Ground Floor



1st Floor

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