



Union Street, Halifax, HX4 8DJ  
£133,000

E & H  
Edkins Holmes  
ESTATE AGENTS

A well-located two-bedroom back-to-back terrace situated within walking distance of all the amenities that West Vale has to offer.

The property includes a modern kitchen with granite work surfaces, a spacious lounge, and a downstairs WC.

On the first floor is a double bedroom and a generously sized bathroom, with a further double bedroom on the second floor.

Ideal for a first-time buyer or a buy-to-let investor, this property offers good space, a convenient layout, and an excellent location.



## Store Room

Leading to Cloakroom.

## Cloakroom

Low flush W.C. UPVC double glazed window to side elevation.

## Lounge 13'3" x 13'8" (4.053 x 4.175)

Coal effect living flame gas fire set on marble fireplace. TV and telephone point. Radiator. Double glazed window to the front elevation.

## Kitchen 13'3" x 6'1" (4.062 x 1.870)

A range of wall and base cupboards. Stainless steel sink. Granite work surfaces. Tiled splash backs. Electric oven and gas hob. Stainless steel cooker hood. Boiler. Tiled flooring. Radiator. Door leading to the basement. Double glazed window to the front elevation.

## Basement

Plumbing for washing machine.

## Landing

Stairs leading from lounge. Stairs leading to second floor.

## Bedroom One 13'3" x 11'8" (4.054 x 3.572)

Radiator. Double glazed window to the front elevation.

## Walk-in Wardrobe 10'0" x 2'7" (3.067 x 0.791)

UPVC double glazed window.

## Bathroom

Modern white bathroom suite comprising; wash hand basin, low flush WC, 'P' shaped bath with mixer taps and shower above. Partially tiled walls. Radiator. Double glazed window to the front elevation.

## Attic Bedroom 18'3" x 11'9" + recess (5.585 x 3.600 + recess)

Under eave storage. Radiator. Double glazed window to the side elevation.

## Council Tax Band

A

## Location

To find the property, you can download a free app called

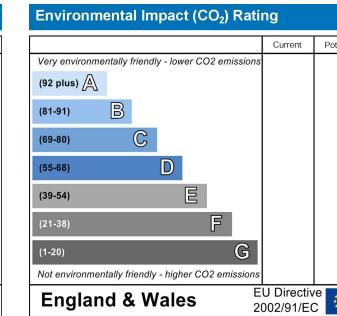
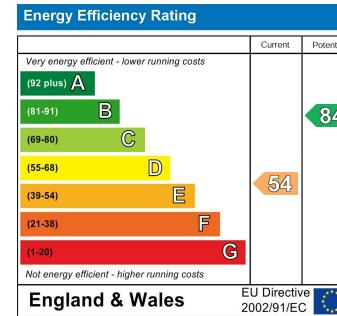
What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
legal.sprint.slips

## 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.







6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD  
[www.edkinsandholmes.co.uk](http://www.edkinsandholmes.co.uk) • 01422 310044