



**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

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