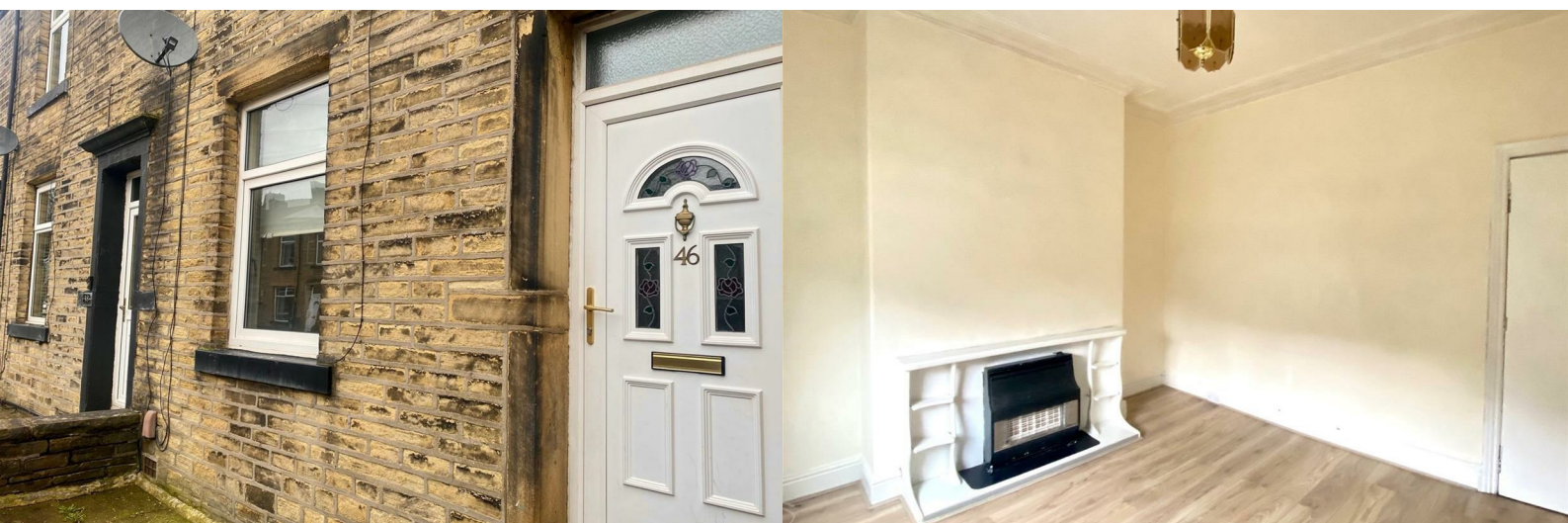




46 Woodside View

Boothtown, Halifax, HX3 6EH

£110,000



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Tucked away in Woodside View, Halifax, this delightful two-bedroom mid-terrace property offers a perfect blend of comfort and convenience. Ideally situated just a stone's throw from Halifax town centre, this home is perfect for those seeking easy access to local amenities, shops, and transport links.

Upon entering, you will be greeted by a reception room that exudes warmth and light, making it an inviting space for relaxation or entertaining guests. The well-sized bedrooms provide ample space for rest and personalisation, ensuring a peaceful retreat at the end of the day. The property boasts a well-appointed bathroom, designed for both functionality and comfort.

One of the standout features of this home is the low-maintenance rear garden, which offers a private outdoor space perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the cellar provides valuable extra storage, catering to all your organisational needs.

Throughout the property, you will find a tasteful and neutral colour scheme that enhances the sense of space and light, making it easy to envision your own style within these walls. This well-presented home is ready for you to move in and make it your own.

In summary, this two-bedroom mid-terrace house in Woodside View is an excellent opportunity for first-time buyers, small families, or investors looking for a property in a desirable location. With its spacious accommodation, convenient amenities, and charming features, this home is sure to impress. Don't miss the

chance to view this lovely property and discover all it has to offer. The home is offered for sale with no onward chain.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Living Room

A spacious living room overlooking the front of the home with a light and neutral colour scheme and laminate flooring and a gas fireplace.

Kitchen Diner

Overlooking the rear of the property, the kitchen continues the light and neutral colour scheme and laminate flooring. There are wooden base and wall units providing plenty of storage space with a oven and gas hob and stainless steel sink and drainer. There is access down to the storage cellar and an external door leading out to the rear yard.

Bedroom One

A well sized double bedroom overlooking the front of the home with a period ornamental fireplace adding character to the space.

Bedroom Two

A well sized bedroom to the rear of the home overlooking the rear yard.

Bathroom

With white tiling and grey walls, the spacious bathroom has a bath tub, over bath shower, sink and w/c.

Cellar

Ideal for storage space.

External

The front of the property is accessed via stone steps with a small paved courtyard to the front of the home. To the rear is a paved yard with stone walls and fencing for privacy.

Directions

For Satnav please use the postcode HX3 6EH

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

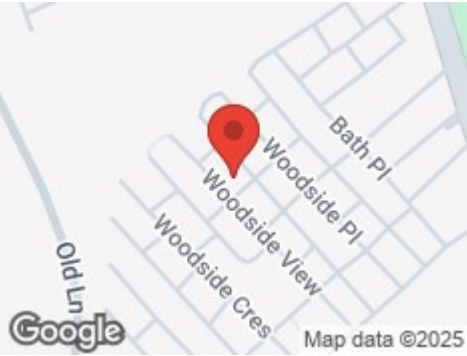
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



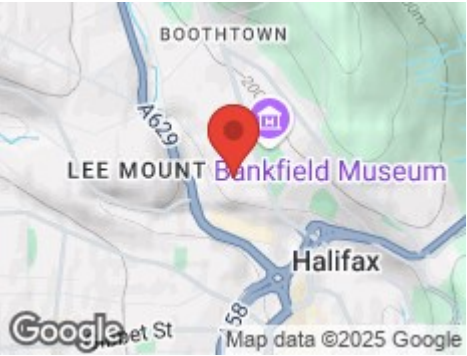
Road Map



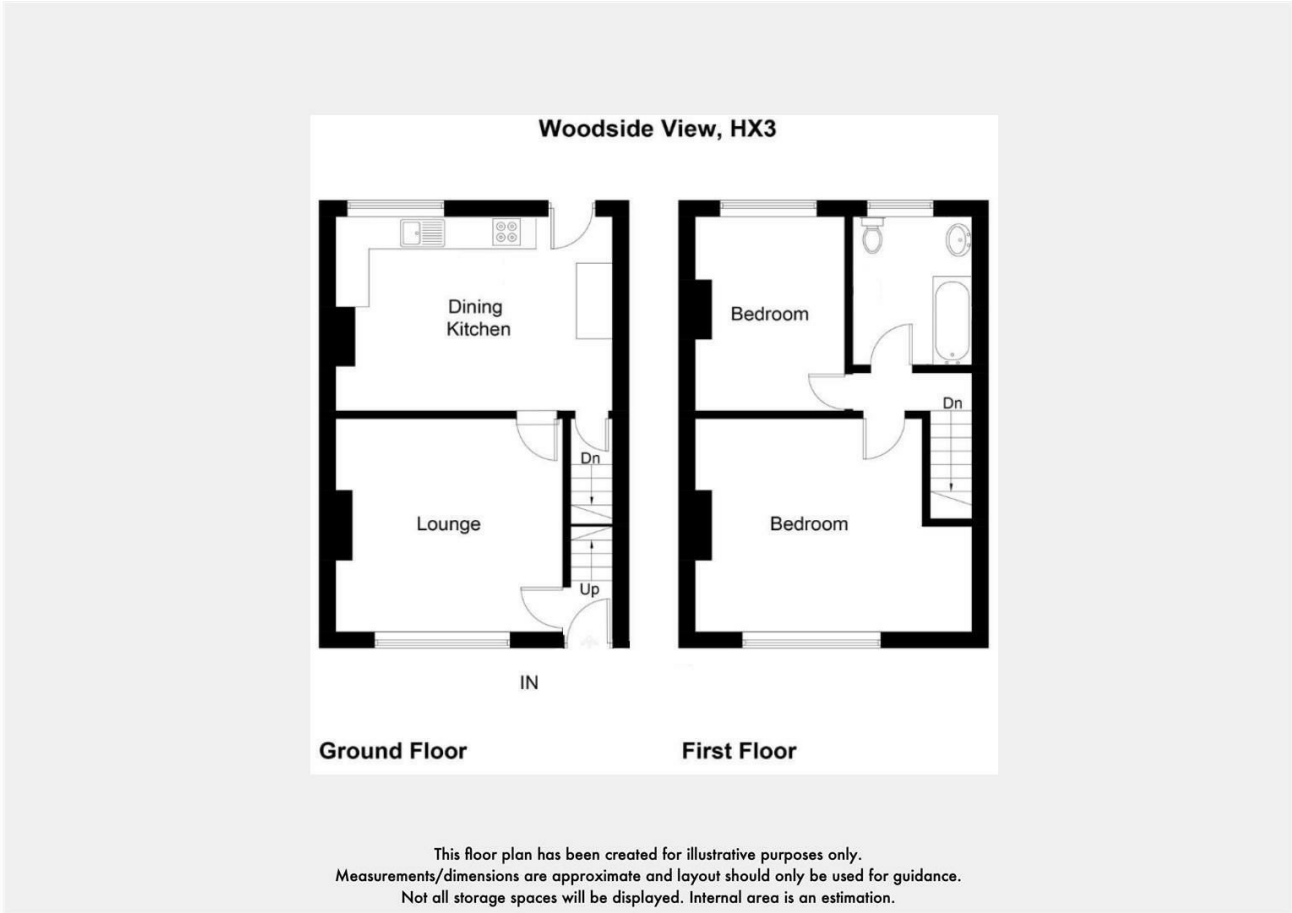
Hybrid Map



Terrain Map



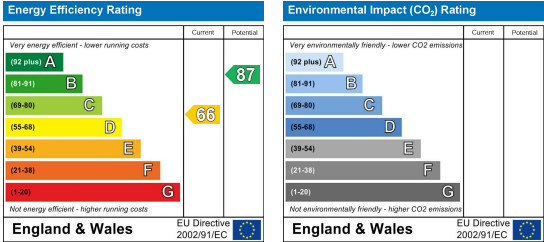
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.