



Calder Avenue, Halifax, HX2 7DL
Offers In Excess Of £155,000

E&H Holmes
ESTATE AGENTS

A well proportioned, two bedroom end of row property in the popular Pye Nest area of Halifax. The house is beautifully presented and offers potential for conversion to three bedrooms (subject to relevant permissions) by way of attic conversion with the attic already having two electric Velux windows installed.

The accommodation, in brief, comprises: Entrance vestibule, kitchen and lounge to the ground floor. On the first floor are two double bedrooms and the house bathroom along with access to the attic. There is low maintenance patio garden to the front.



Entrance Vestibule

Door to front elevation.

Lounge 15'3" x 13'8" into alcoves (4.653 x 4.169 into alcoves)

Electric fire. Designer radiator. Double glazed window to front elevation.

Kitchen 11'8" x 6'1" (3.574 x 1.879)

Fitted kitchen with wall and base units. Ceramic one bowl sink. Double electric oven. Induction hob. Plumbing for washing machine. Integrated fridge. Radiator. Access to cellar housing boiler. Double glazed window to front elevation.

Landing

Stairs leading from lounge. Loft access via pull down ladder. Radiator.

Bedroom One 12'2" x 12'6" (3.728 x 3.821)

Feature fireplace. Radiator. Double glazed window to front elevation.

Bedroom Two 15'4" x 10'0" (4.690 x 3.067)

Built in wardrobes. Radiator. Double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Radiator. Double glazed window to front elevation.

Attic 20'7" x 18'9" (6.275 x 5.740)

Two Velux windows (with electric sensor).

Front Garden

Enclosed patio garden.

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:

times.gets.bets

Council Tax Band

A

Disclaimer

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