



Princess Street, Halifax, HX4 8DG
£110,000

E&H Edkins Holmes
ESTATE AGENTS

A two-bedroom end terrace property offering an excellent opportunity for a purchaser looking to modernise and create a home to their own taste. Requiring a programme of updating throughout, the property offers well-proportioned accommodation arranged over two floors and would particularly suit a first-time buyer, investor or developer.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. To the first floor are two bedrooms and a shower room.

Externally, the property benefits from an enclosed yard to the front.

Located in West Vale, the property is within easy reach of the excellent range of independent shops, cafés, bars and restaurants the village has to offer, together with everyday amenities and well-regarded local schools. The location is also convenient for access to Halifax and Huddersfield, with the M62 motorway network within easy reach for those commuting further afield.



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Lounge 13'1" x 11'4" (4.002 x 3.465)
Pebble effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 9'8" x 14'6" (2.949 x 4.437)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Gas cooker hood. Plumbing for washing machine. Radiator. Access to cellar. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

Landing
Stairs from Entrance Hall.

Bedroom One 12'6" x 14'7" max (3.833 x 4.456 max)
Cupboard. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'11" x 7'4" (3.033 x 2.259)
Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

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

External
Paved yard to front of the property.

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:
alive.fruit.grand

Disclaimer

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