



Emscote Place, Halifax, HX1

£100,000

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you searching for a traditional home within easy reach of the town centre? Or maybe a great two bedroomed home to add to your rental portfolio? The accommodation may surprise you a little, with a good lounge, a large dining kitchen and two good sized bedrooms, and there's plenty of potential for further development, with the basement providing further space. Gas central heating is installed and there's uPVC double glazing, too, whilst outside sees a small paved garden to the front and a paved patio garden to the rear. Some on the street have converted the rear garden to a parking space, but we didn't feel that was essential... Emscote Place is a private road, so there tends to be less traffic down here. It's about a one mile walk to the town centre from here, and Savile Park is less than 500 metres. There are local shops and other amenities at Bell Hall and Savile Park, and local schools are within a short distance, too. So, whether you're looking for a nice home for the future, somewhere to expand and develop further, or an addition to your rental portfolio, 6 Emscote Place should really be on your list.

EPC Rating: E



Key Features

- ✓ Lounge and spacious kitchen
- ✓ Two good bedrooms
- ✓ Gas central heating
- ✓ uPVC double glazing
- ✓ Situated to a private road
- ✓ Yard would form parking space



Rooms

ENTRANCE LOBBY

LOUNGE

13' 3" x 12' 2" (4.04m x 3.72m)

The room narrows slightly towards the doorway. Please see the floor plan. The focal point of the room is the fireplace which houses a living flame style gas fire, and there is a traditional coving to the high ceiling.

KITCHEN

14' 11" x 11' 5" (4.56m x 3.48m)

A good sized dining kitchen which has been fitted with a range of base units with drawers and work surfaces to tiled surrounds, incorporating a sink unit with a mixer tap and integrated appliances including a four ring gas hob to canopy hood and an electric oven.

CELLAR

A useful cellar space.

FIRST FLOOR LANDING

BEDROOM ONE

12' 11" x 12' 4" (3.93m x 3.75m)

Fitted with a range of wardrobes.

BEDROOM TWO

11' 11" x 8' 0" (3.64m x 2.44m)

With fitted cupboards.

BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with a shower unit and partly tiled walls. There is also a storage cupboard for towels etc.

External Areas

Yard

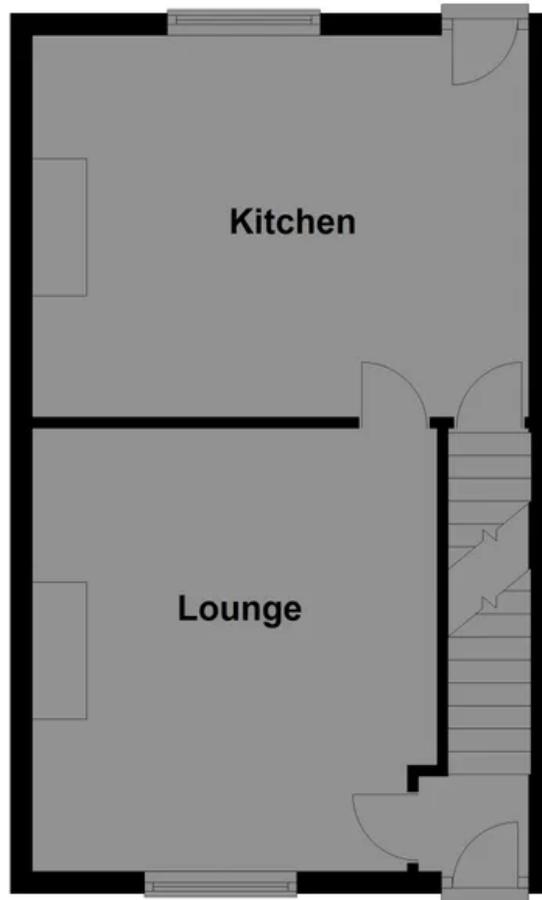
There is a small yard at the rear, ideal for sitting out. Some have converted this into a car parking space, bearing in mind that there is a small lane for access.



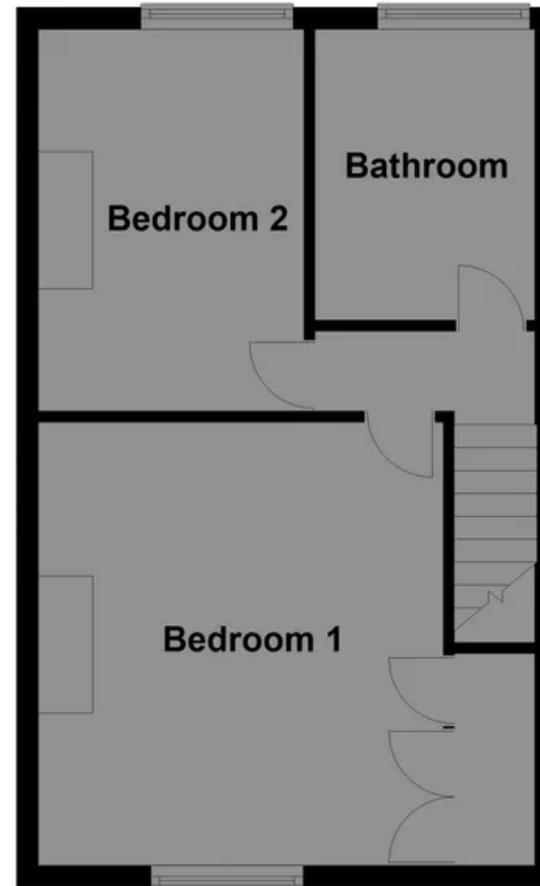


All

Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

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