



Holmfield Gardens, Halifax, HX2

£130,000

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Looking for a project? Something with real potential, where your work could make a big difference? This could be just the opportunity you've been waiting for. This is a stone built end terraced property situated to large gardens which fronts onto the small cul-de-sac which is Holmfield Gardens, but also backs onto Brickfield Lane. This makes for double the chance to put in parking or garaging facilities, of course, though planning consent will be required to lower the kerb or erect a garage. There's a right of way at the rear, so if you're thinking of extending you'll need to form an agreement with the neighbours in that respect, but there's certainly plenty of space. Inside is a little surprising, with three bedrooms, and there's plenty of work to get your teeth into, but there's a gas central heating system already installed.

EPC Rating: G



Key Features

- ✓ Great refurbishment project
- ✓ Stone built end terrace
- ✓ Three bedrooms
- ✓ Larger than average gardens
- ✓ Gas central heating
- ✓ Close to local schools



Rooms

ENTRANCE LOBBY

Open to the kitchen.

LOUNGE

16' 6" x 11' 6" (5.02m x 3.5m)

A good sized living room with a tiled fireplace and hearth.

KITCHEN

16' 6" x 6' 12" (5.02m x 2.13m)

With a range of base and wall units with matching drawers and work surfaces. There is also a useful storage cupboard running under the stairs.

FIRST FLOOR LANDING

BEDROOM ONE

11' 7" x 9' 12" (3.52m x 3.04m)

With traditional floor boarding and a range of fitted cupboards.

BEDROOM TWO

10' 0" x 6' 12" (3.05m x 2.13m)

A good second bedroom which extends to 3.04 metres and has an open cupboard above the stairs.

BEDROOM THREE

8' 2" x 6' 4" (2.48m x 1.93m)

A good sized single room.

BATHROOM

With a three piece suite consisting of a low level WC, a wash basin and a bath.

ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: A.

External Areas

Garden

There are gardens to three sides of the property. The front has been partly cleared out for the creation of a parking area, though no application has been made to the local authority for a drop kerb. The garden extends around the side, but the bulk is the large area to the rear of the property, again with plenty of space to create a parking facility or erect a garage with access from Brickfield Lane. A right of way runs along the back of the house to the neighbouring property.





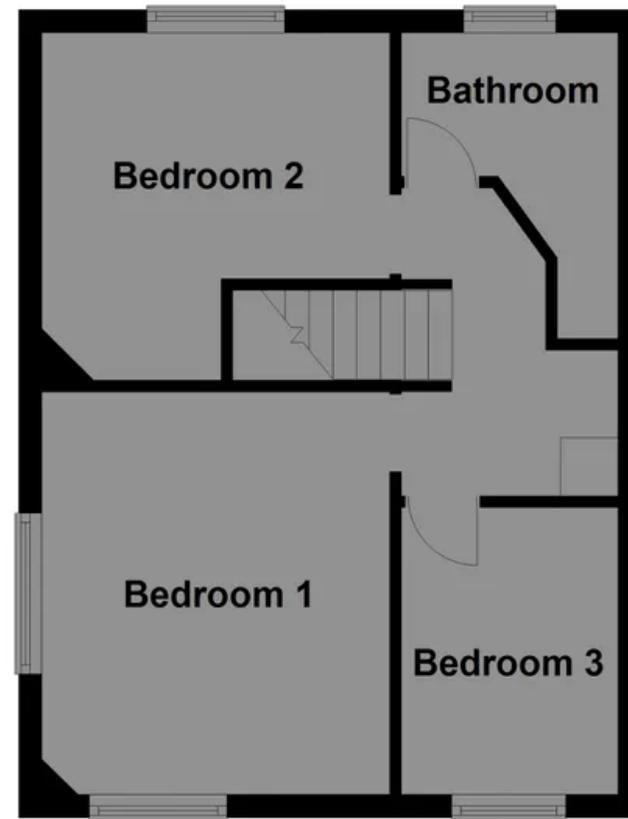


All

Ground Floor



First Floor



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

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01422 386376

agency@wilkinsonwoodward.co.uk

