



Emscote Avenue, Halifax, HX1

£95,000

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a minor project, something that you can redecorate and perhaps with a little refitting can get a house exactly as you'd like it? Are you a buy to let investor looking to add to your existing portfolio? This property is a traditional stone built home with a paved patio garden and set to a small cul-de-sac. The accommodation has some traditional features such as picture and dado rails, ceiling coving, a ceiling rose, and a decorative cast iron fireplace, along with some modern touches such as gas central heating and uPVC double glazing. It would benefit from some redecoration and perhaps some refitting but this will enable you to get the home exactly as you might want it. Situated within 300 metres of Savile Park, within a mile of the town centre and within half a mile of the shops and amenities at King Cross it will be considered to be extremely conveniently positioned for many.

EPC Rating: D



Key Features

- ✓ Requiring some TLC
- ✓ Gas central heating
- ✓ uPVC double glazing
- ✓ Some traditional features
- ✓ Cul-de-sac position
- ✓ Within 300 metres of the moor



Rooms

ENTRANCE LOBBY

LIVING ROOM

13' 11" x 13' 5" (4.24m x 4.1m)

The central focal point is a gas fire set into a fire surround and with a slate hearth. However, we were drawn to the more traditional features including the ceiling rose around the central light fitting, and the ornate coving, picture rail and dado rail which run right around the room.

KITCHEN

16' 4" x 5' 12" (4.97m x 1.82m)

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds. There is a one and a half bowl stainless steel sink unit with mixer tap and a wall mounted gas boiler.

CELLAR

A useful storage cellar.

FIRST FLOOR LANDING

BEDROOM ONE

13' 5" x 9' 12" (4.1m x 3.04m)

A good sized principle bedroom which extends to 5.02 metres, and has a decorative traditional cast iron fireplace.

BEDROOM TWO

10' 2" x 8' 0" (3.1m x 2.44m)

A good second bedroom which has an airing cupboard.

BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath which has a shower unit to a shower screen. Walls are partly tiled.

ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: A.

External Areas

Garden

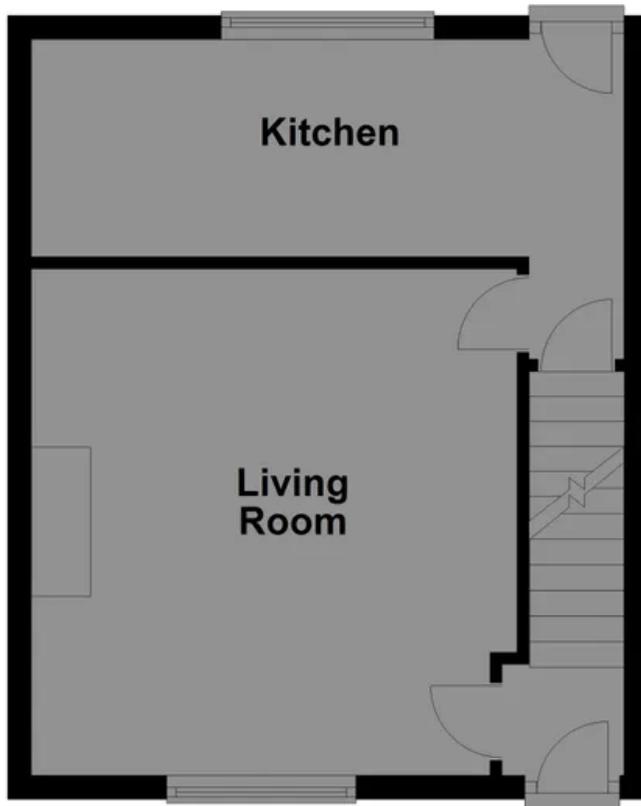
The property is positioned towards the end of a small unmade cul-de-sac, and has a paved patio garden.



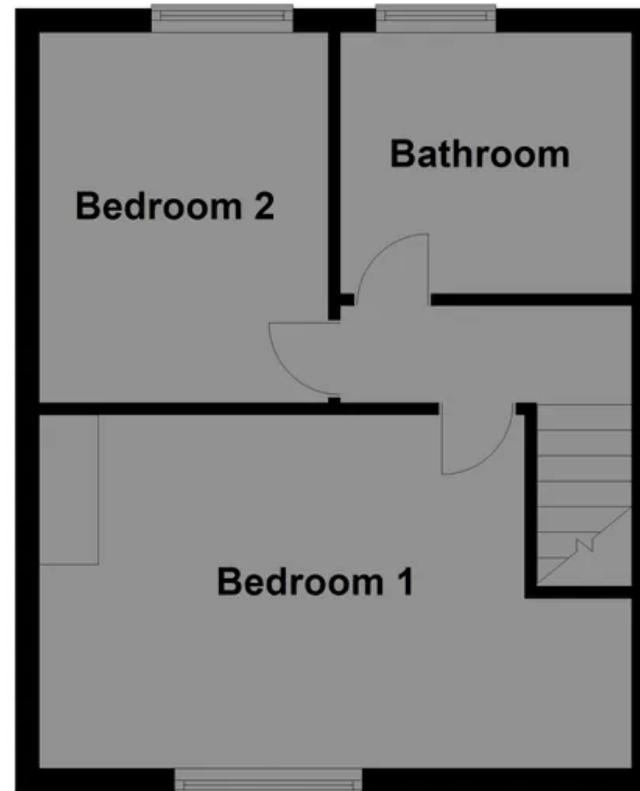


All

Ground Floor



First Floor



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

Boococks

01422 386376

agency@wilkinsonwoodward.co.uk

