



5 Heathfield Grove, Halifax, HX3 ODA

Offers Over £85,000

- : Highly Desirable Location
- : Stone Built Period Cottage
- : Garden To The Front
- : Easy Access to the Amenities Of Skircoat Green & Savile Park
- : Realistically Priced
- : Requires Complete Refurbishment
- : Double Glazing
- : Easy Access to Halifax & The M62
- : Excellent Potential
- : Viewing Essential

5 Heathfield Grove, Halifax HX3 ODA

Situated in this highly desirable and extremely convenient residential location lies this back-to-back stone built terraced cottage. Although the property requires renovating, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the potential this property provides. The property briefly comprises a small kitchen, lounge, cellar, two double bedrooms, bathroom, double glazing and garden. The property provides excellent access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property will be of special interest to the property investor and is being offered for sale at this realistic price in order to encourage a prompt sale..



Council Tax Band: A



KITCHEN

7'6" x 5'7"

The front entrance door opens into the kitchen which has a stainless steel single drainer sink unit, plumbing for washing machine, double glazed window to the front elevation, electric cooker point.

From the Kitchen a sliding door opens into the

LOUNGE

14'9" x 12'2" max

With double glazed window to the front elevation overlooking the front garden, feature fireplace with wood surround with marble inset and hearth and living flame gas fire.

From the Lounge a door opens to the cellar head with stone steps down to

KEEP CELLAR

providing useful storage facilities and the possibility to be converted to a kitchen subject to obtaining the relevant permission.

From the Kitchen a folding door opens to stairs leading to the

FIRST FLOOR LANDING

From the landing door to

BEDROOM 1

14'9" x 10'5" max

With double glazed window to the front elevation, built-in wardrobe to one side of the chimney breast.

From the Landing a door opens to the

BATHROOM

With white suite comprising pedestal wash basin, low flush WC and panelled bath with Redring shower unit, double glazed window to the front elevation.

From the Landing stairs lead to

BEDROOM 2

30'3" max with restricted headroom x 15'5"

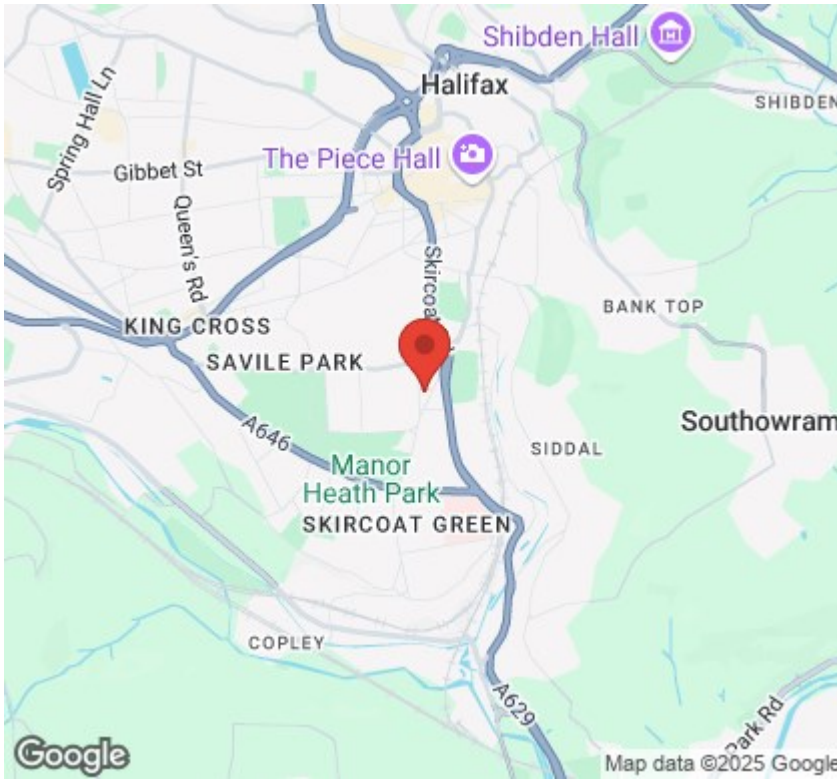
With Velux double glazed skylight window. This spacious double bedroom overlaps the property to the rear creating a partial flying freehold

GENERAL

The property is constructed of stone and surmounted by a stone slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of double glazing. The property is freehold (part flying freehold) and is in council tax band A.

EXTERNAL

To the front of the property there is a flagged path and patio garden with shed included.



Directions

SAT NAV HX3 ODA

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		