

2 bed semi-detached house to buy in HX2

Woodroyd, Luddendenfoot, Halifax, West Yorkshire, HX2 6BE

£165,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Semi Detached House
- Two Bedrooms
- Requires Renovation
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Renovation required. Property briefly comprises, Living Room with French doors to rear garden. Kitchen /Dining, Utility Room. On the first floor are two double bedrooms and space for a Bathroom. On the top floor is an Attic Room, ideal for conversion to third bedroom.

Viewing essential.

Entrance Hall - Front door opens into Hallway. Staircase off to first floor landing.

Living Room - Light and spacious Living Room with French Doors leading out to garden Brick hearth with log burner.

Kitchen / Dining - Good sized Kitchen/Dining Room. Range of matching wall and base units with worktops over. Housing for AGA or range cooker and plumbing for dishwasher. Large window to front elevation. Space for dining table and chairs.

Utility - Utility with rear access door to garden. Wall and base units. Housing for washing machine and dryer.

Staircase To 1st Floor Landing -

Master Bedroom - Good size Double Bedroom to rear with garden views.

Bedroom 2 - Double bedroom with window to front elevation.

Bathroom - There is no working bathroom/toilet at this property - refer to photo.

Inner Hallway And Stairs To 2nd Floor -

Attic Room - Attic Room ideal for conversion to 3rd bedroom. Skylight.

Cellar - Cellar accessed from garden only.

Outside Areas - Off road parking has been made available directly in front of the property. Driveway to split between neighbouring property with shared access - (verification required by your Conveyancer) Excellent plot size to rear, no immediately overlooked and open views. Long garden predominately laid to lawn. Access to Cellar.

AGENT'S NOTE:

The property could be subject to limited lending and buyers should complete their own due diligence to confirm before proceeding.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1929

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

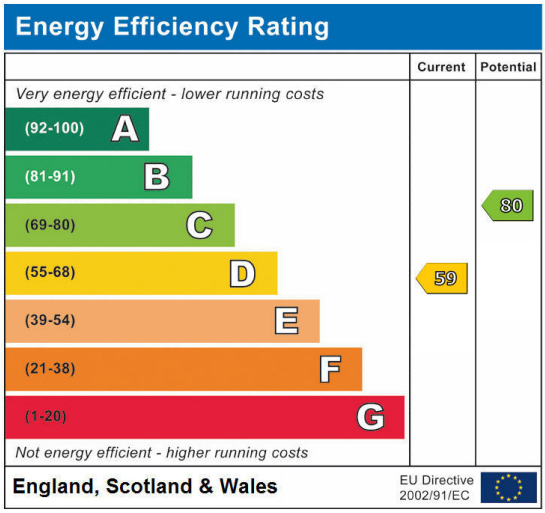
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good





Woodroyd, Luddendenfoot, Halifax, West Yorkshire, HX2 6BE

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.