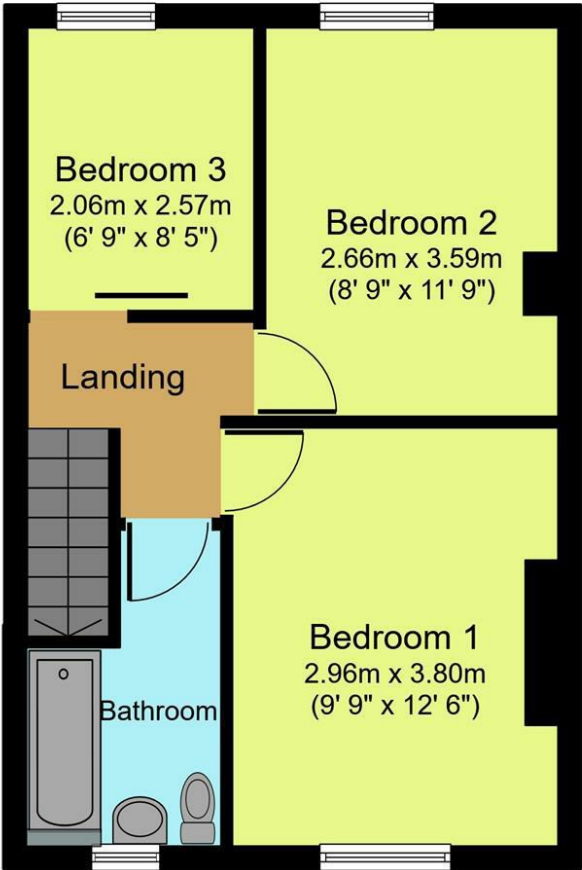



Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Directions

See Mapping.



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Essex Street, Halifax, HX1 3UE
Auction Guide £70,000



**** 3 BEDROOMS ** THROUGH MID TERRACE ** NO ONWARD CHAIN ** SOLD VIA MODERN METHOD OF AUCTION ** STARTING BID £70,000 ** BUYERS FEES APPLY **** A 3 bedroom stone built mid through terrace with superb potential, close to local amenities, schools and excellent transport links offered to the market with no onward chain.

Upon entering, you are greeted by an entrance vestibule that leads into a spacious lounge, adorned with neutral décor, carpeted flooring & gas fire with a mantle. Sliding doors seamlessly connect the lounge to the dining kitchen. This area is fitted with both wall and base units, providing ample storage, and includes space and plumbing for appliances, as well as room for a dining table. Additionally, there is access to a basement cellar and a door leading to the rear yard.

The first floor comprises a landing that leads to two generous double bedrooms, one at the front and one at the rear, alongside a single bedroom. The family bathroom features a classic white

three-piece suite, ensuring functionality for everyday living. A loft hatch offers potential for further development, subject to planning permission, allowing for even more space to be created.

While the property is in need of some modernisation, it already benefits from gas central heating and UPVC double glazing, providing a solid foundation for any updates. Its prime location ensures easy access to a variety of local amenities, excellent transport links, and several schools, making it an ideal choice for families and investors alike. This property is offered to the market with no onward chain, presenting a fantastic opportunity to create a lovely home in a vibrant community.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Through Mid-Terrace Brought To The Market With No Onward Chain And Sold By The Modern Method Of Auction.

Rating authority
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold