



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



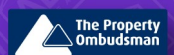
## 11 Turnpike Street, Halifax, HX5 9ED

**Reduced To £90,000**

"NEW PRICE" \*REDUCED BY 10,000K TO REFLECT WORK NEEDED\* " ADD YOUR OWN STAMP TO THIS INVESTMENT PROPERTY" \*ATTENTION INVESTORS\* \*DON'T MISS OUT ON THIS GREAT OPPORTUNITY TO PURCHASE IN ELLAND\* \*NO ONWARD CHAIN\* "REQUIRES IMAGINATION TO ADD YOUR OWN UNIQUE STAMP ON THIS PROPERTY WITH GREAT POTENTIAL" Being ideally situated in an extremely popular residential area of Elland in Halifax within easy access to all local amenities, bus routes and schools. The accommodation boasts double glazing throughout and briefly comprises of: Entrance door leads to a spacious lounge, dining kitchen is set to the rear with access to an under stairs storage cupboard and door leads to the rear. To the first floor: a large double bedroom and a house bathroom. To the second floor: a large attic space (previously used as a bedroom.) Externally the property offers gardens to the front and rear with on street parking. Viewing is \*HIGHLY ENCOURAGED\* to appreciate this versatile space on offer! Contact us now to arrange your viewing on 01484 644555! \*NOT TO BE MISSED\* \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance door leads to:

**LOUNGE 13'6 x 12'2 (3.96m'1.83m x 3.66m'0.61m)**



Spacious lounge with uPVC window to the front aspect allowing an abundance of natural light to fill the room, finished with coved ceiling and door leads to:

**DINING KITCHEN 12,2 x 9,5 (3.66m,0.61m x 2.74m,1.52m)**



The dining kitchen is set to the rear aspect with uPVC window over looking the rear and door leading out to the garden. Having base and wall mounted units in beach wood effect and laminated working surfaces, inset sink unit with hot and cold taps, a gas cooker point, built in storage cupboards and further under stairs storage cupboard. Door leads to:

## TO THE FIRST FLOOR LANDING



Staircase leads to the first floor landing with doors leading to all rooms:

**BEDROOM ONE 14'6 x 12'2 (4.27m'1.83m x 3.66m'0.61m)**



Good sized double bedroom with uPVC window to the front aspect finished with wall mounted heater:

**BATHROOM 9'2 x 6'8 (2.74m'0.61m x 1.83m'2.44m)**



Partly tiled bathroom with uPVC opaque window to the rear aspect, featuring a three piece bathroom suite in white and chrome effect fittings. Comprises of: panelled bath with shower attachment, hand wash pedestal basin and low level flush w/c. Finished with a wall mounted gas central heated radiator:

## TO THE SECOND FLOOR

To the second floor:

### ATTIC SPACE 16'5 x 12'7



A fantastic sized attic space that was previously used as a bedroom with uPVC velux window to the front aspect finished with a wall mounted gas central heated radiator:

### EXTERNALLY



The property offers a flagged front aspect with gated access and stone wall boundaries. To the rear is a hard standing garden area with gated access to the rear:

### ABOUT THE AREA

Situated in the popular location of Elland, close to all local amenities, bus routes and approximately half a mile from Elland Town Centre.

Local Schools:

Old Earth Primary School, Elland C of E School, Cross Lane Primary School, The Brooksbank School, St Patrick's Primary School.

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

### Tenure

This property is FREEHOLD

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0520-9110-0371-7008-1713>

### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

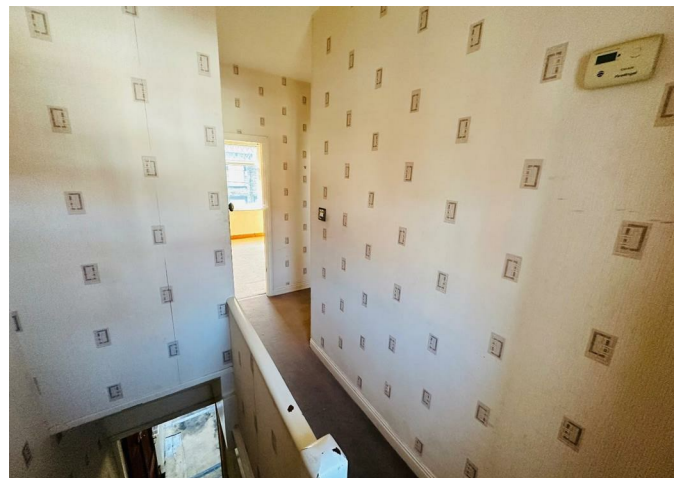
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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