

martin-thornton.com
01484 508000



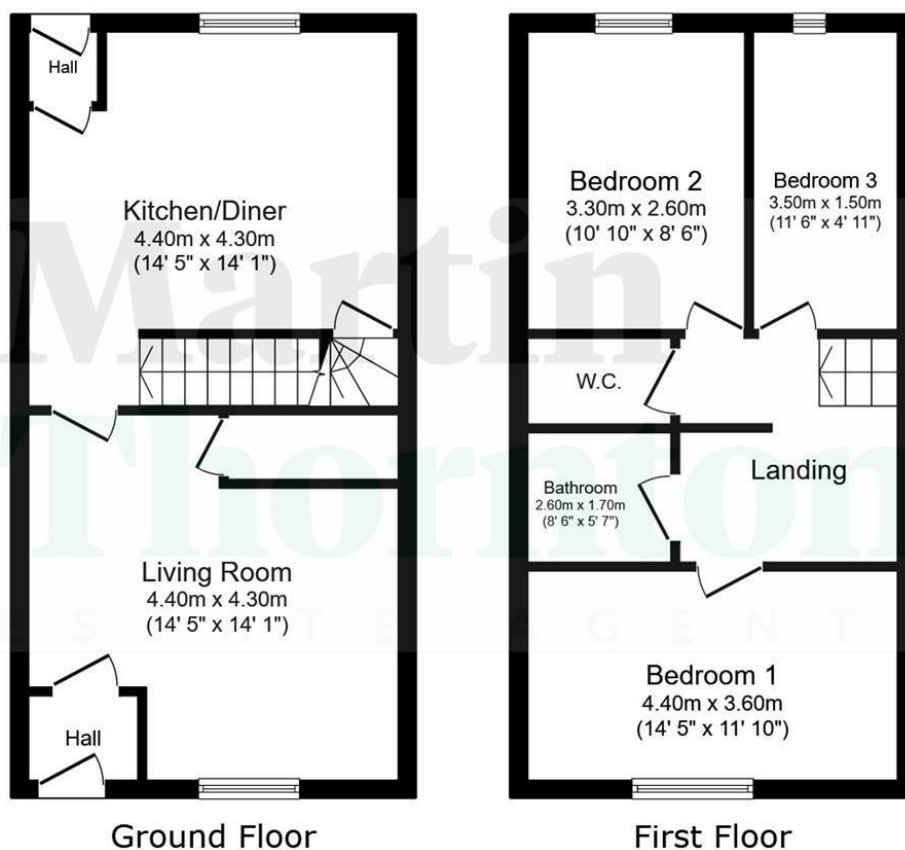
Central Buildings, Holywell Green Halifax,

£850 Per month

This three-bedroom terraced property is located within walking distance of the village centre. The property would be suitable for a professional couple or small family looking for access to the nearby M62 motorway networks and recommended local schooling. The accommodation comprises an entrance porch, living room and kitchen diner. To the first floor there are, three bedrooms, a WC and a stylish house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the rear, there is a patio seating area.

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Floorplan



Ground Floor

First Floor

Total floor area: 76.6 sq.m. (824 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details



Entrance Porch

A timber door with overhead fan light opens to the entrance porch, where there is coving to the ceiling, a ceiling light point and a timber door giving access to the living room.

Living Room



The living room has laminate style flooring and a uPVC double-glazed window to the front elevation. There is coving to the ceiling, a ceiling light point, two wall light points and a radiator. A timber door opens to a storage cupboard, which has hanging hooks for coats. A timber door leads into the kitchen/diner.

Kitchen/Diner



The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops, brick style tiled surrounds and a stainless steel sink unit. Integrated appliances include a four-ring gas hob, oven and filter hood. There is space and plumbing for an automatic washing machine and a uPVC window overlooking the rear elevation. This room is home to the Ideal central heating boiler. The kitchen area has vinyl flooring and a central ceiling light point. In the dining area, there is a continuation of the flooring, coving to the ceiling, a ceiling light point and a radiator. A timber door gives access to a useful cellar.

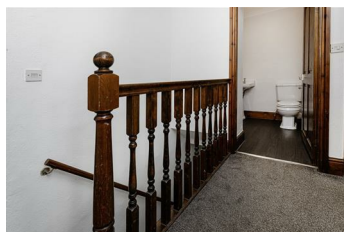
Cellar

The cellar has a ceiling light point, power, and is perfect for storage.

Rear Porch

From the kitchen area, a timber door leads through to the rear porch, where there is a timber and glazed door giving access to the rear of the property, which has a patio seating area.

First Floor Landing



From the kitchen area, a staircase gives access to the first floor landing, where there is coving to the ceiling and a ceiling light point. From here, access can be gained to the following rooms:

Bedroom One



This double bedroom is positioned at the front of the property and has a uPVC double-glazed window to the front elevation. There is a central ceiling light point, a radiator, grey carpeting and plenty of room for freestanding furniture.

House Bathroom



The bathroom has a modern white suite comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with a curved splash screen, home to a waterfall style,

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mains fed shower. There is laminate style flooring, appropriate tiling to the walls, a central ceiling light point, an extractor fan and a radiator.

Bedroom Two



This bedroom is positioned at the rear of the property and has a uPVC double-glazed window, along with laminate style flooring, a central ceiling light point and a radiator.

Bedroom Three



This bedroom is also positioned at the rear of the property and has a uPVC double-glazed window, along with laminate style flooring, a central ceiling light point and a radiator.

WC



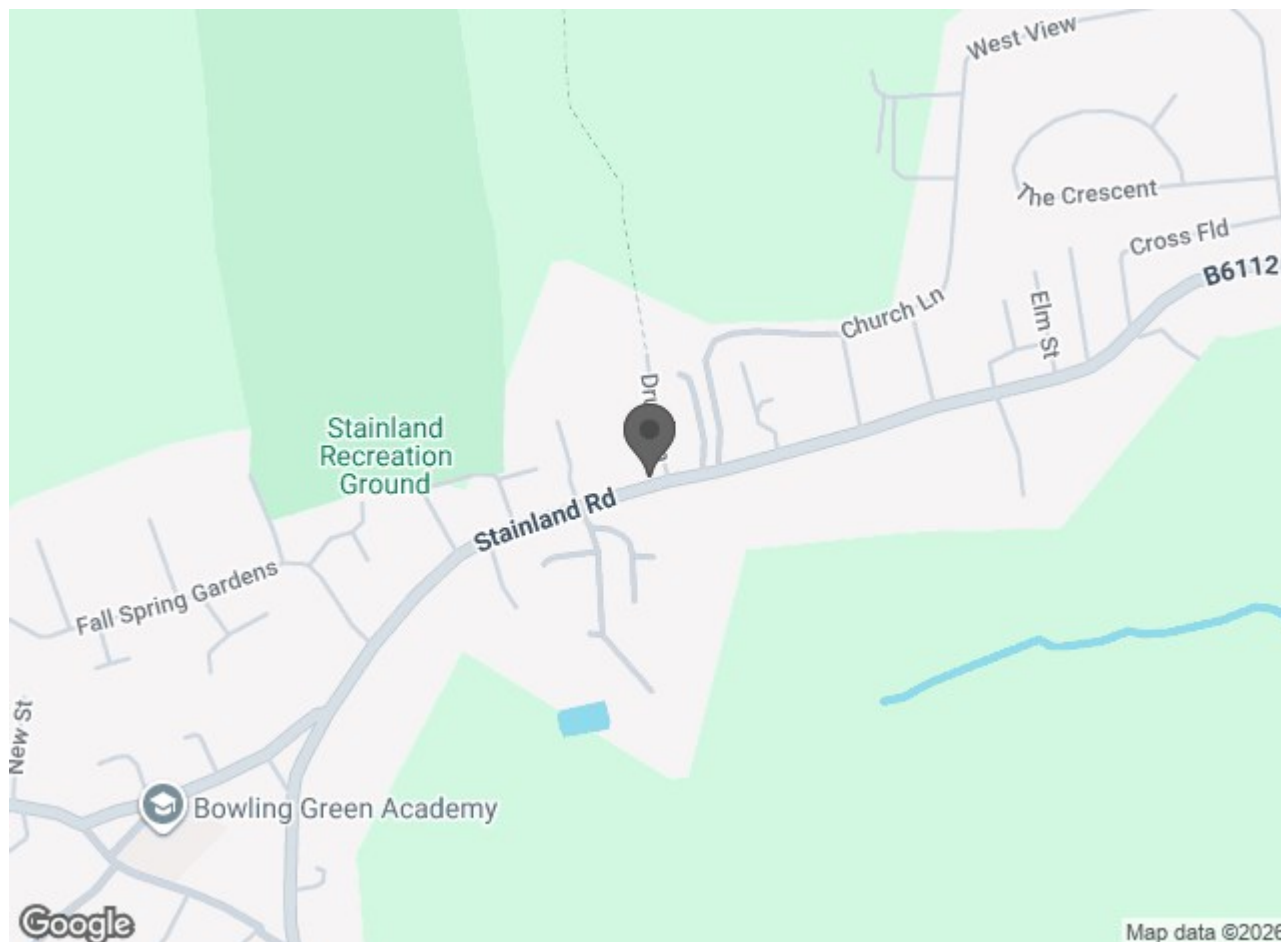
This room houses a low-level WC and a pedestal hand basin with contemporary style twin taps. There is coving to the ceiling, a ceiling light point, an extractor fan, laminate style flooring, a radiator and useful shelving.

External Details

There is a patio seating area at the rear of the property.

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Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.