



3, Old Hall Siddal Lane, Halifax, HX3 9AZ

£600

- : Popular & Convenient Location
- : Easy Access to Halifax & Local Amenities
- : Gas Central Heating
- : Unfurnished Accommodation
- : No Pets No Smokers
- : Stone Built Terraced Back To Back Cottage
- : uPVC Double Glazing
- : 2 Bedrooms
- : Bond 692
- : Viewing Recommended

## 3, Old Hall Siddal Lane, Halifax HX3 9AZ

Situated in this popular and convenient residential location, lies this one bedroom cottage residence providing unfurnished accommodation. The property provides excellent access to the local communities of siddal, as well as easy access to halifax town centre and the m62 motorway network.

The property briefly comprises a kitchen, lounge, two bedrooms and bathroom, together with the benefit of upvc double glazing and gas central heating.



Council Tax Band: A



## KITCHEN

16'2" x 6'3"

Front entrance door opens into the kitchen. fitted wall and base units incorporate matching work surfaces, together with a stainless steel single drainer sink unit with mixer tap and gas cooker. there is plumbing for an automatic washer and one double radiator. the kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls and a matching tiled floor.

From the kitchen door to the

## LOUNGE

12'11" x 12'4"

With a upvc double glazed window to the front elevation, television point, and stone fireplace with electric fire. there is a cupboard to one side,

From the lounge door to cellar head with steps leading down to the

## CELLAR

This keep cellar provides useful storage space.

From the kitchen stairs with fitted carpet lead to the

## LANDING

With one double radiator and door to a storage cupboard.

From the landing door to

## BEDROOM ONE

10'0" x 10'0"

With a upvc double glazed window to the front elevation, built-in wardrobes to one wall, one double radiator and fitted carpet.

From the landing door to

## BEDROOM TWO

9'11" x 5'10"

With with a upvc double glazed window to the front elevation, one double radiator, fitted carpet, and double doors to a cupboard

housing the logic central heating boiler.

From the landing door to the

## BATHROOM

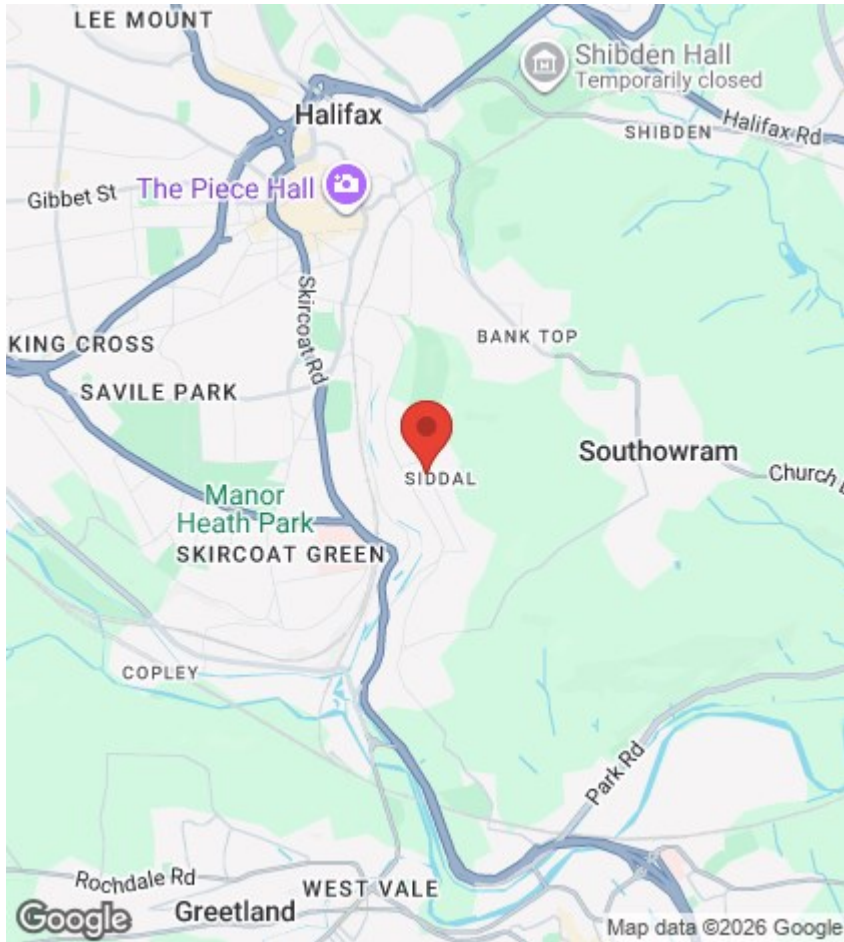
With white three piece suite incorporating pedestal wash basin, low flush wc, and panelled bath with triton electric shower unit. the bathroom is tiled around the three piece suite with complementing colour scheme to the remaining walls and one double radiator.

## GENERAL

The property is constructed of stone and benefits from all main services including gas, water and electric, together with the added benefit of upvc double glazing and gas central heating.

## EXTERNAL

To the front of the property there is a stone flagged path.



## Directions

SAT NAV HX3

## 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) <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	