



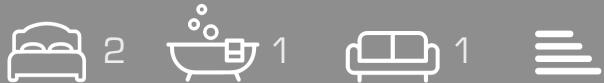
67 Saddleworth Road, Greetland, Halifax, HX4 8AG

Offers Around £89,995

- Popular & Convenient Location
- Ideal For first Time Buyer or Property Investor
- Easy Access to M62
- uPVC Double Glazing & Gas Central Heating
- Viewing Strongly Recommended
- Stone Built Terraced Residence
- Spacious Open Plan Lounge with Kitchen Area
- Modern Bathroom & Kitchen
- Easy Access to Local Amenities
- Realistically Priced

67 Saddleworth Road, Halifax HX4 8AG

Situated in this extremely convenient and popular residential location, lies this two bedrooomed terraced residence providing accommodation which will be of special interest to the first time buyer or property investor. The property briefly comprises of a lounge with kitchen area, two bedrooms, bathroom, cellar, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Greetland and Elland as well as easy access to the M62 motorway network. The property is being offered for sale at this realistic price and an early appointment to view is strongly recommended.



Council Tax Band: A



OPEN PLAN LIVING AREA WITH KITCHEN

13'0" x 14'3"

With uPVC double glazed window to the front elevation, feature fireplace with electric fire, laminate wood floor.

KITCHEN AREA

Fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit, four ring halogen hob with extractor in canopy above and electric fan assisted oven beneath and integrated fridge. Beams to ceiling, one double radiator.

From the Living Area steps lead down to

BARRELL CELLAR

Housing the Baxi combination boiler and has plumbing for washing machine and built-in base units with work surface, one double radiator and a fitted carpet.

From the Living Area a door opens to stairs with fitted carpet leading to

FIRST FLOOR LANDING

With fitted carpet. From the Landing a door opens to

BATHROOM

With white three piece suite comprising pedestal wash basin low flush WC and shower cubicle with rainfall and hand held units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM ONE

10'5" x 9'7"

With uPVC double glazed windows to the front and side elevations, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

6'2" x 7'5"

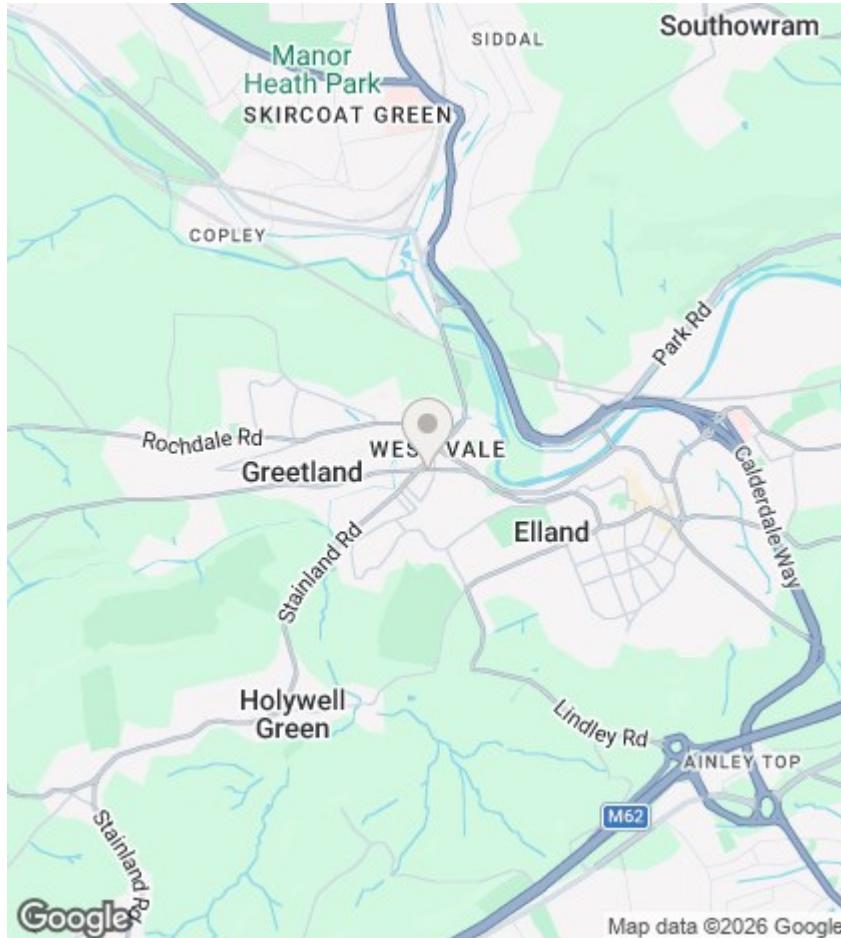
With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band A

EXTERNAL

To the front of the property there is a small flagged area with steps leading to the front entrance door.



Directions

SAT NAV HX4 8AG

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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