

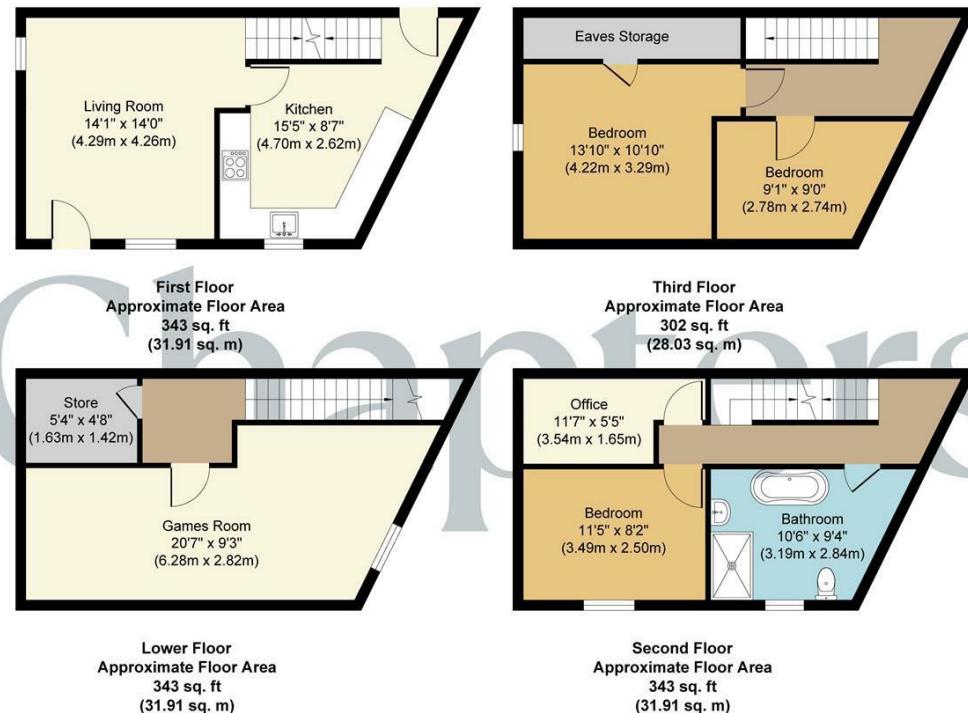


49 UPPER WASHER LANE HALIFAX, HX2 7DR

£230,000
FREEHOLD

Nestled in the desirable area of Upper Washer Lane, Halifax, this charming end terrace house presents an excellent opportunity for families and first time buyers alike. The property has three bedrooms, providing ample space for comfortable living. Additionally, the lower ground floor offers a multi functional space allowing for flexibility to suit your needs. Upon entering, you will find a welcoming reception room, perfect for relaxation and entertaining guests. Leading from the living room is the modern kitchen with views overlooking Pye Nest. The property is conveniently located close to local schools and amenities, this makes it an ideal choice for families seeking a community feel. Outside, the low maintenance garden to the front of the house offers a pleasant outdoor area for anyone seeking outside space with minimal work. In summary, this end terrace house on Upper Washer Lane is a fantastic opportunity for those looking for a comfortable and convenient home in Halifax. With its potential for additional living space and proximity to essential services, it is a property not to be missed.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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