



**45 BEECHWOOD ROAD
HALIFAX, HX2 9AR**

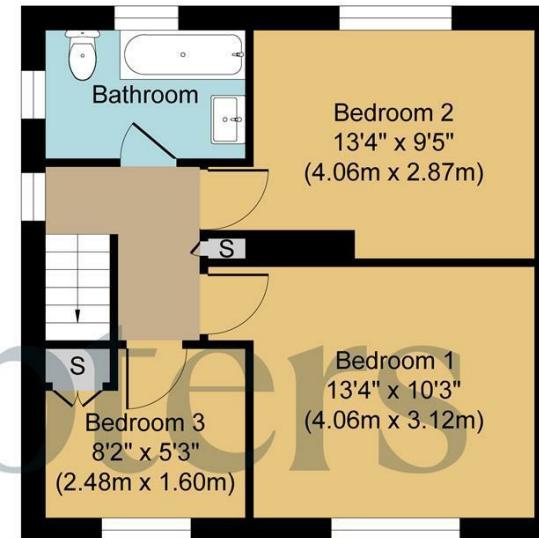
**£180,000
FREEHOLD**

A beautifully presented three bedroom semi detached property with no onward chain situated in a desirable location and close to schools & local amenities. Upon entering, you are greeted by an entrance hallway leading to the modern kitchen, good size lounge and separate dining room perfect for entertaining. The first floor has three bedrooms and a bathroom. Additional features include a shared driveway, off road parking and a detached garage. Completing the property is a rear garden offering a patio area with further lawn garden and gated access. The property also benefits from double glazing and gas central heating. Don't miss out on this property and book a viewing today.

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Ground Floor
Approximate Floor Area
398 sq. ft
(36.95 sq. m)



First Floor
Approximate Floor Area
398 sq. ft
(36.95 sq. m)

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 | | 82 |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | | |
| (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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