

Chapters



33 WHITEGATE ROAD
HALIFAX

£160,000
FREEHOLD

Situated on Whitegate Road in Halifax, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a serene living space. Upon entering, you will find a welcoming living room that is tastefully decorated, creating an inviting atmosphere for both relaxation and entertaining this leads into the kitchen and the property benefits from the added bonus of a conservatory. To the first floor there are two good sized bedrooms and house bathroom. One of the standout features of this home is the parking space available for one vehicle, a valuable asset in this area. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new abode. Situated in a desirable location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those who appreciate both convenience and community. Whether you are a first-time buyer or looking to downsize, this charming house on Whitegate Road is a must-see. Don't miss the chance to make it your own.



• TWO BEDROOM • MID TERRACE PROPERTY • LIVING
ROOM • KITCHEN • CONSERVATORY

Entrance

Access via a composite front door with staircase to the first floor and door to:

Living Room

Large living room with bay double glazed window to the front, feature fireplace with electric fire, radiator and door to:

Kitchen

Fitted with matching wall and base units along with complementary work surfaces incorporating a stainless steel sink and drainer. There is space for an oven and plumbing for a washing machine, open archway looks into the conservatory and there is useful under stair storage space.

Conservatory

With double glazed windows to three sides, radiator and UPVC door to the rear garden.

First Floor

Landing with loft access point

Bedroom One

Double room with radiator and double glazed window to the front.

Bedroom Two

Further double with double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising WC, wash basin and bath with shower overhead. Frosted double glazed window, panelled walls and radiator.

External

The property benefits from a single garage with up and over front door and to the rear there is an enclosed paved patio with gated access to the back of the garden.

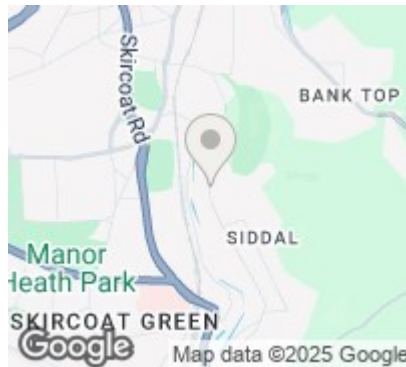


• ENCLOSED REAR GARDEN • SINGLE GARAGE TO THE FRONT • NO ONWARD CHAIN





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		87
(69-80) C	71	
(55-68) D		
(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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