RA22 BNF

Warley Road, Halifax

Offers Over £149,950 Freehold

3 BEDROOM TERRACE | MODERNISATION POTENTIAL

Description

Barford Property are pleased to offer for sale this spacious three-bedroom stone-built terraced property on Warley Road, Halifax, offering excellent potential for modernisation and improvement.

Arranged over three levels – ground floor, first floor and attic level – the property provides generously proportioned accommodation and represents an excellent opportunity for buyers looking for a home they can update and personalise to their own taste.

The ground floor includes a separate living room with a large window providing plenty of natural light. The room benefits from wood-effect flooring, decorative coving and a traditional fireplace.

The kitchen offers a good amount of space with fitted wall and base units, work surfaces and sink area. While functional in its current form, the kitchen provides clear scope for updating and redesigning to create a more contemporary space.

The first floor provides bedroom accommodation together with the family bathroom. The bathroom comprises a bath with shower facilities, wash basin and WC and would also benefit from some cosmetic updating.

A particularly useful feature is the additional accommodation at attic level, providing the property's third bedroom. This characterful space

incorporates a pitched ceiling, roof windows and exposed timber detailing.

Externally, the property benefits from a private rear garden/yard. Predominantly paved at present, the outside space also provides an opportunity for landscaping or improvement to create an attractive seating and entertaining area.

Situated on Warley Road, Halifax, the property is conveniently positioned for access to local amenities, schools and transport connections, with Halifax town centre and surrounding areas within easy reach.

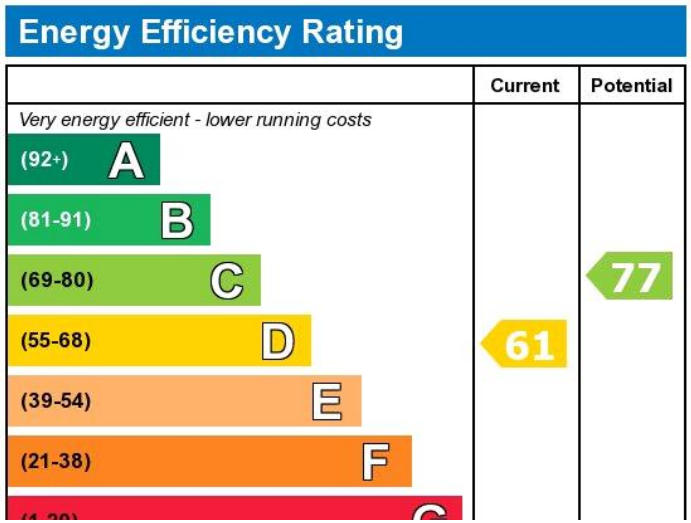
Overall, this is a property that offers considerable potential for a purchaser prepared to undertake some updating and modernisation. With three bedrooms, accommodation arranged over three levels and useful outside space, it provides an excellent opportunity to create an attractive family home.

Viewing is highly recommended

Council Tax Band: A (Calderdale Council)
Tenure: Freehold
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure
Freehold

Bedroom 1
Bedroom 2
Bathroom
Living Room
Kitchen
Second Floor Bedroom



Viewing by appointment only
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