



**BUBWITH GROVE, HALIFAX,  
HX2 7PY**

**Offers in the region of  
£110,000**

## Two Bedroom Through Terrace

- BEAUTIFULLY PRESENTED
- SPACIOUS PROPERTY
- WITH ORIGINAL FEATURES
- FITTED KITCHEN
- RECENTLY CARPETED
- WOOD FLOORS TO TWO ROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- YARD TO FRONT & REAR

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# FOR SALE

Spacious well presented two bedroom through terrace property, with many original features. The property has been recently carpeted and there are exposed wooden floors in the lounge and kitchen, along with feature fireplaces, fully fitted modern kitchen with oven and hob. Having uPVC double glazing and central heating the property would make an ideal purchase for a first time buyer wanting that first step on the property ladder. Comprising: Ground floor: Entrance door leading to lounge, fitted kitchen with door leading to the yard at the rear. Cellar with two useful rooms. Stairs rising to the first floor landing, two bedrooms and spacious bathroom. Outside: Yard to front and rear and parking in front of the property for two cars.

## GROUND FLOOR:

Entrance area with stairs leading up to the first floor. Internal door into the lounge.

### LOUNGE *3.8m x 3.6m*

Spacious room with wood flooring, ceiling coving, feature fireplace with marble effect inset and hearth. Central heating radiator and uPVC double glazed window to the front elevation.

### KITCHEN *4.8m x 3.7m*

Modern fitted kitchen with base and wall units, wood effect work surfaces and part tiled walls. Stainless steel sink unit with mixer tap, integrated oven and gas hob. Fitted dresser unit, feature period fireplace with tiled inset, wood flooring and ceiling light. Central heating radiator and uPVC window to the rear elevation. Door leading to cellar. Internal door leading to the porch area and external door leading to the rear of the property where a good sized yard can be found.

## CELLAR

Two useful cellar rooms.

## FIRST FLOOR

Landing area.

### BEDROOM 1 *3.9m x 3.5m*

With fitted wardrobes, central heating radiator, uPVC double glazed window and period cast iron fireplace.

### BEDROOM 2 *3.8m x 2.5m*

With central heating radiator and uPVC double glazed window.

### BATHROOM *2.9m x 2.1m*

Spacious room with fitted three piece white suite, comprising panelled bath with electric shower over and shower screen, wc and wash hand basin. Central heating radiator and uPVC double glazed window.

## OUTSIDE:

Yard to front and rear with flower beds. Parking to the front for 2 cars.

## BOUNDARIES & OWNERSHIPS

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.  
We have Mortgage & Conveyancing Services available - Please ask for details.

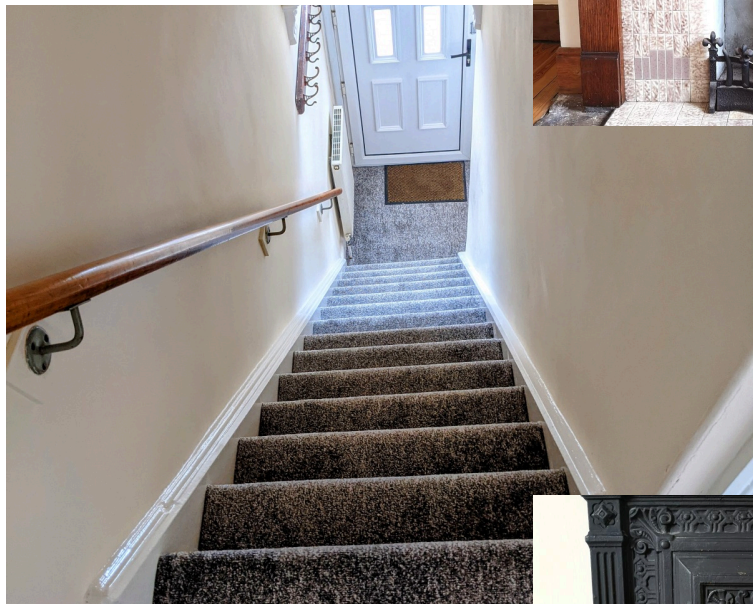
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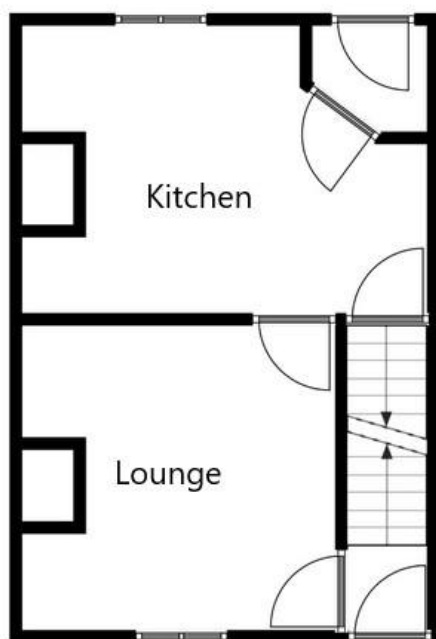
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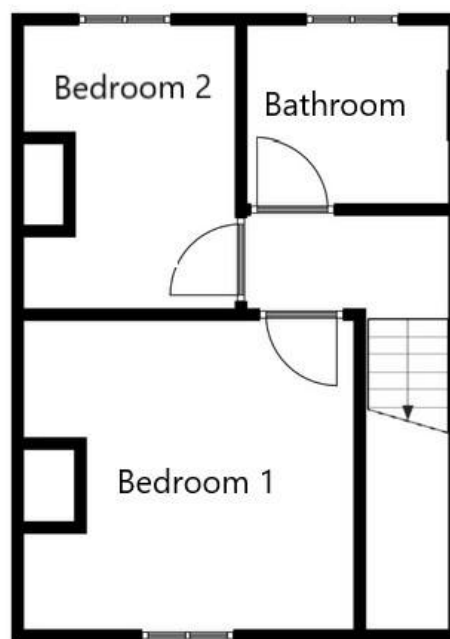




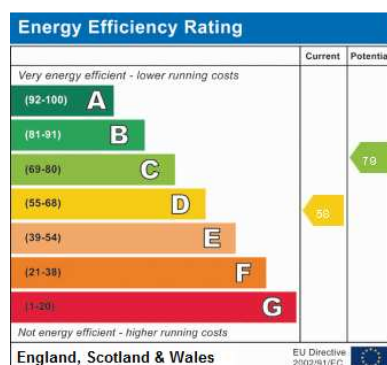




Ground floor



First floor



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For further information, to arrange a viewing, or to discuss your own property marketing, please contact us.

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