



**Shroggs Vue Terrace, Halifax HX1 5RF**

**Offers in the  
region of £95,000**

## Two Bedroom Terrace

**Viewings are handled by the Vendor**

- TRADITIONAL STONE
- 2 SPACIOUS BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- UPVC D/GLAZING
- GAS FIRED C/HEATING
- YARD FRONT AND REAR



# FOR SALE

Spacious traditional stone built through terraced house with two good sized bedrooms. Requiring some modernisation the property is located within walking distance of many amenities and would suit an investor looking to add to their portfolio or first time buyer looking for that first step on the property ladder. The property has gas central heating and double glazing and comprises: Ground floor lounge, kitchen and door to spacious cellar. First floor landing with bathroom and two bedrooms.. Outside the property is towards the end of a wide cul de sac with on-street parking, it has a small yard to front and enclosed yard to rear. Viewing recommended. EPC Rating E.

## Ground floor

Entrance hall with central heating radiator

**Lounge** 4.28m x 3.75m (14' x 12'4")

With fireplace having timber surround, coving to ceiling and ceiling rose. Central heating radiator and double glazed window to the front elevation.

**Kitchen** 4.92m x 1.75m (16'2" x 5.9")

External door leading out to the rear yard and door to useful storage cellar. Comprising base and wall units, laminated work surfaces and part tiled walls, built in cooker/hob and stainless steel sink unit with mixer tap. Central heating boiler and double glazed window to the rear.

## BASEMENT

Spacious cellar offering useful storage space, with lighting.

## FIRST FLOOR

Landing with double glazed window to the rear elevation.

**Bedroom 1** 3.65m x 3.05m (11'12" x 10')

Spacious light and airy room with central heating radiator and double glazed window to front elevation.

**Bedroom 2** 3.11m x 2.51m (10'3" x 8'3")

Located to the rear of the property, another double room with central heating radiator and double glazed window.

## Bathroom

Comprising twin grip panelled bath with mixer tap, low flush wc and pedestal wash hand basin. Central heating radiator and tiled walls.

## OUTSIDE

Yard to front, enclosed yard to rear.

## 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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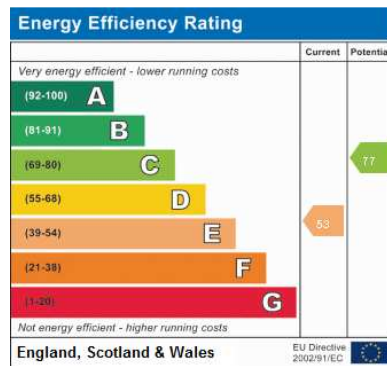
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# FOR SALE



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