



# FOR SALE

**3 Bracewell Bank, Halifax HX3 5HU**

**Offers in the  
region of £90,000**

**Three bedroom terrace**

**Viewings are handled by the Vendor**

- |                                |                     |                       |
|--------------------------------|---------------------|-----------------------|
| • IDEAL INVESTMENT<br>PROPERTY | • THREE BEDROOMS    | • LOUNGE              |
| • KITCHEN                      | • GAS C/HEATING     | • UPVC D/GLAZING      |
| • GARDENS FRONT/REAR           | • ON-STREET PARKING | • VIEWING RECOMMENDED |

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Three bedroom terrace property requiring some modernisation. Having three bedrooms (two being of double size), lounge and spacious kitchen with gas central heating and double glazing. Outside the property has garden to front and rear and on-street parking. The property is within walking distance of Lee Mount Primary School and Shroggs Park. Viewing recommended, ideal for a landlord looking to add to their portfolio.

## GROUND FLOOR

Entrance hall with central heating radiator and stairs leading to the first floor.

**Lounge** 4.30m x 3.63m (14'1" x 11'11")

Spacious room with alcoves, central heating radiator and window to front elevation. Door to understairs storage.

**Kitchen** 5.24m x 2.60m (17'2" x 8'6")

Spacious room with a range of base and wall units, laminated work surfaces and part tiling to walls. Space for freestanding cooker, plumbing for washing machine and plenty of space for white goods. This room houses the Glow-worm boiler, and there is a central heating radiator. External door leading to the rear garden.

## FIRST FLOOR

Landing area with central heating radiator.

**Bedroom 1** 3.36m x 2.85m (11' x 9'4")

Double room with window to the rear elevation and central heating radiator.

**Bedroom 2** 3.14m x 2.89m (10'3" x 9'5")

Double room with window to the front elevation and central heating radiator.

**Bedroom 3** 2.42m x 2.30m (7'11" x 7'6")

With window to the rear elevation and central heating radiator.

## OUTSIDE

Lawned gardens to front and rear and on street parking.

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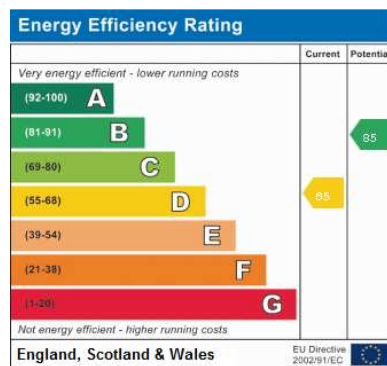
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For further information, to arrange a viewing, or to discuss your own property marketing, please contact us.

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