



Springhall Lane, Pellon, Halifax, HX1 4JG

MID THROUGH TERRACE | NO CHAIN | IDEAL FOR FIRST TIME BUYER | OR LANDLORDS
2 DOUBLE BEDROOMS | DOUBLE GLAZING | CENTRAL HEATING |

Offers In Region Of: £80,000

HUNTERS[®]
HERE TO GET *you* THERE

**Springhall Lane, Pellon, Halifax,
HX1 4JG**

ATTENTION FIRST TIME BUYERS AND LANDLORDS. This mid through terrace is available with NO CHAIN and comprises hallway, lounge, dining kitchen, cellar, 2 double bedrooms and bathroom. Small gardens to the front and rear with on street parking. Benefits from double glazing and central heating. Viewing recommended.

HALLWAY

Entry into hallway with dado rail. Doors off to the kitchen, lounge and cellar.

LOUNGE

3.96m (13' 0") x 3.43m (11' 3")
Laminate floor, TV and telephone points. Cornice to ceiling and picture rail. Electric fire in a decorative surround with marble effect hearth and back plate. Front facing double glazed window and central heating radiator.

DINING KITCHEN

3.91m (12' 10") x 3.58m (11' 9")
Fitted wooden wall and base units along one wall with gas cooker point and stainless steel one and a half bowl sink and drainer. Also plumbed for washing machine. Ample room for a table and chairs. Door to the rear lobby leading to stairs to first floor and rear door into the garden. Rear facing double glazed window and central heating radiator.



CELLAR

3.96m (13' 0") x 3.56m (11' 8")
Stone flagged floor and shelves and with sink and water tap. Houses the central heating boiler (new in 2017), gas and electric meters and fuse box.

LANDING

With access to the loft - not inspected.

BATHROOM

3.10m (10' 2") x 1.85m (6' 1")
Wood panelled bath with shower over and screen, low level WC and pedestal hand basin. Wood panelled ceiling and part-panelled walls to dado height. Spots to ceiling on a track. Built in cupboards for storage. Front facing double glazed window and central heating radiator.



BEDROOM 1

3.96m (13' 0") x 3.66m (12' 0")
A large double room with telephone point and TV/Sky lead. Built in wardrobes and cupboards. Rear facing double glazed window and central heating radiator.



BEDROOM 2

3.91m (12' 10") x 2.54m (8' 4")

A small double room with dado rail. Front facing double glazed window and central heating radiator.



EXTERNAL

To the front is a small garden with planted flowers. To the rear is an enclosed yard with a gate into a shared track. The property is located on a wide street with plenty of on street parking.

NOTE

Draft details awaiting sign off by the vendor.

OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:30 - 13:30

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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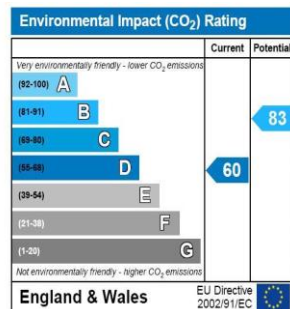
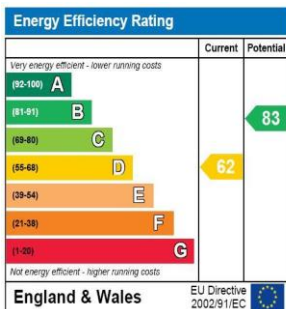
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.