



**8 Beech Street, Holywell Green**  
Halifax

Offers in Region of £134,995



## 8 Beech Street

Holywell Green, Halifax

3 bed house situated in Stainland. In need of cosmetic improvement, comprises, entrance hall, good size lounge, kitchen, ground floor bathroom, rear courtyard. Viewing by appointment only

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IN NEED OF COSMETIC IMPROVEMENT
- SITUATED IN THE SOUGHT AFTER LOCATION OF STAINLAND
- ENTRANCE HALL
- GOOD SIZE LOUNGE
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- REAR COURTYARD
- VIEWING BY APPOINTMENT ONLY



### Entrance Hall

UPVC double glazed entrance door to front, radiator, laminate floor, stairs rising to first floor, wooden door to lounge

### Lounge

17' 1" x 14' 7" (5.21m x 4.45m)  
17' 1" x 14' 7" (narrowing to 13' 1") UPVC double glazed window to front, decorative ceiling rose, stone fire surround, radiator, laminate floor, wooden panel sliding door to kitchen

### Kitchen

11' 3" x 6' 4" (3.43m x 1.93m)  
11' 3" x 6' 4" UPVC double glazed entrance door to rear, UPVC double glazed window to rear, range of kitchen wall & base units with work surface over, tiled splash back, stainless steel sink & drainer with chrome mixer tap, built in stainless steel electric oven, stainless steel electric hob with chimney extractor hood over, plumbing for dishwasher, wall mounted gas combination boiler, radiator, tiled floor, wooden doors to cellar & bathroom

### Cellar

Keeping cellar

### Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)  
6' 9" x 5' 8" UPVC double glazed window to rear, pedestal wash hand basin with chrome mixer tap, low level WC, panel bath with chrome mixer tap, glazed shower screen, chrome shower mixer with fixed shower head & attachment, tiled walls, wall mounted extractor fan, chrome heated towel rail, built in storage shelves

### First Floor Landing

UPVC double glazed window to rear, loft hatch, wooden doors to bedrooms

### Bedroom One

11' 8" x 9' 2" (3.56m x 2.79m)  
11' 8" (max) x 9' 2" UPVC double glazed window to front, radiator



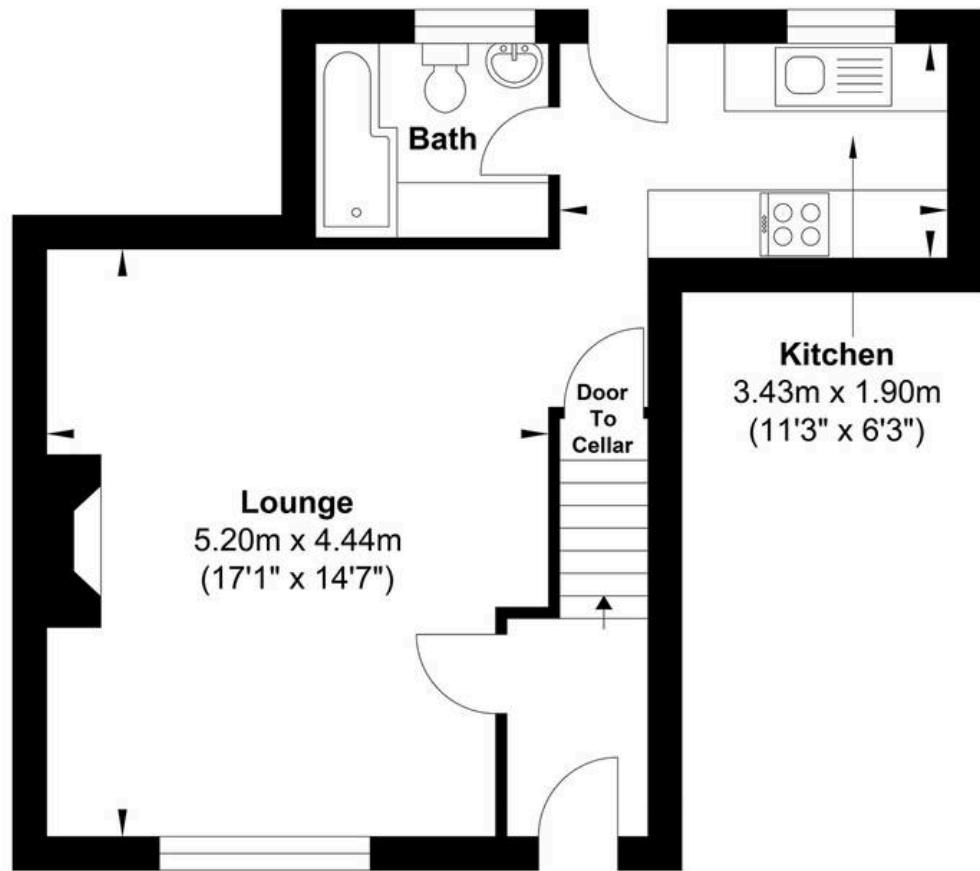


#### YARD

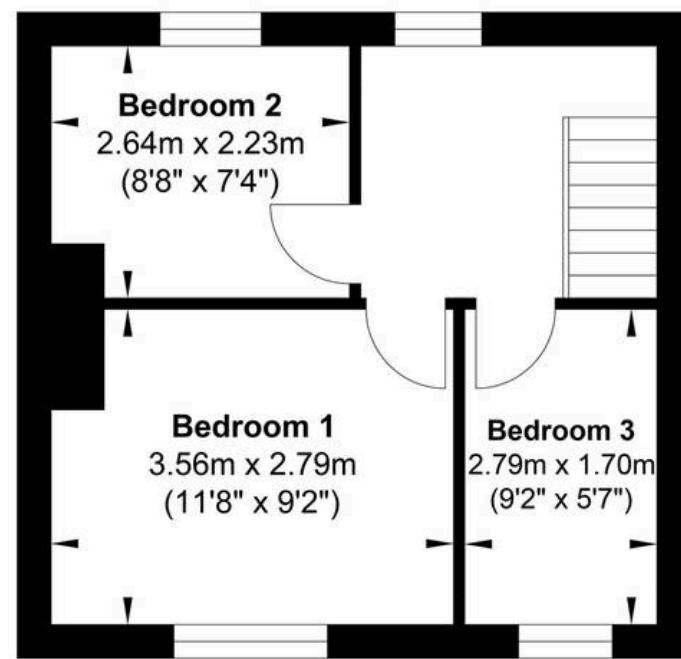
Compact courtyard space to rear, wall to boundary, outside water tap, outside courtesy light, gated access to side







**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 65.49 m<sup>2</sup> ... 704.92 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Protheroe Property

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