



Carlisle Street, Halifax, HX2 0HP

welcome to

Carlisle Street, Halifax

Perfect for first-time buyers and buy-to-let investors alike, this two-bedroom end-terrace property offers spacious accommodation and benefits from an exceptionally large garden and Garage. Conveniently located close to local amenities, schools and transport links. Call us now to book your viewing!



William H Brown are pleased to bring to the market this Ideal First-Time buyer Purchase or Investment Opportunity with Exceptional Garden Space Situated in the popular residential area of Pellon, Halifax, this well-presented two-bedroom end-terrace property offers an excellent opportunity for first-time buyers and buy-to-let investors alike. Benefitting from generous outdoor space rarely found with similar properties, the home boasts a substantial garden, providing fantastic potential for entertaining, gardening, or future enhancement. There is a detached Garage at the side of the property.

The accommodation briefly comprises a lounge, fitted kitchen, two well-proportioned bedrooms and a family bathroom. A loft room can also be found on the second floor. The property's end-terrace position provides added privacy, whilst the sizeable garden creates a standout feature that sets this home apart from others on the market. Conveniently located close to local amenities, schools, transport links and Halifax town centre, the property is ideally positioned for commuters and tenants alike. Whether you're looking to take your first step onto the property ladder or expand your investment portfolio, this property offers excellent value and potential.

Lounge

12' 4" x 10' 2" (3.76m x 3.10m)

Kitchen/Diner

13' 1" x 10' 8" (3.99m x 3.25m)

Bedroom One

11' 7" x 10' 3" (3.53m x 3.12m)

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m)

Bathroom

Loft Room

14' 3" x 11' 4" (4.34m x 3.45m)



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welcome to

Carlisle Street, Halifax

- Two Bedroom End-Terrace Property
- Ideal First-Time Buyer Home
- Excellent Buy-to-Let Investment Opportunity
- Exceptionally Large Garden
- Close to Local Amenities & Schools

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HF115787 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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