



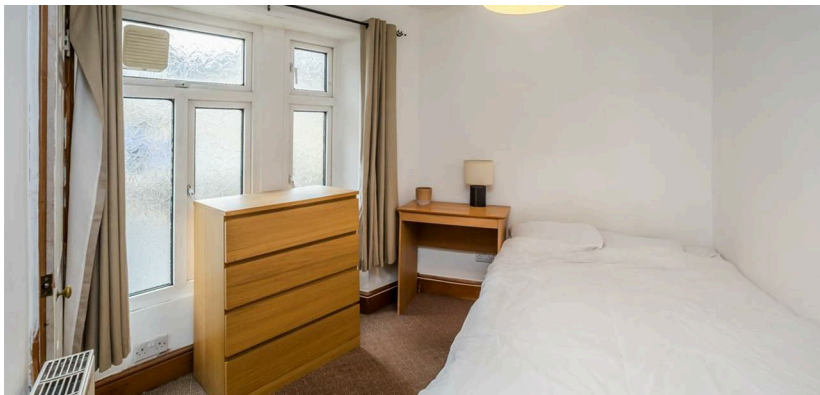
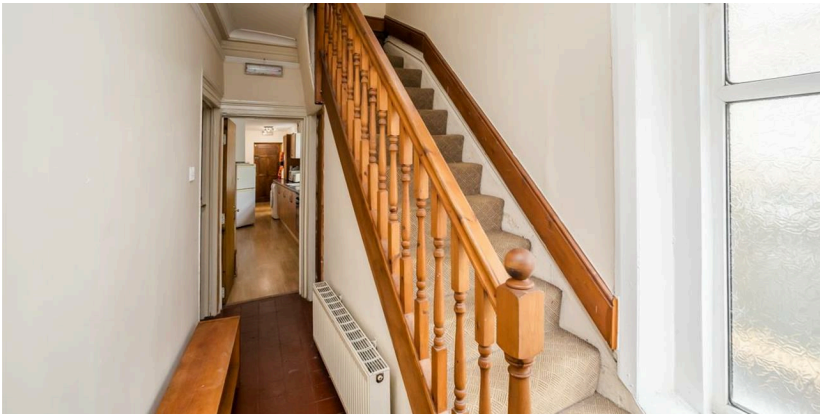
## 1 Wellington Place, Halifax, HX1 2LL

Offers Over £225,000

- 8 double bedrooms
- 2 communal kitchens
- 2 communal bathrooms
- Close to the town centre

# 1 Wellington Place, Halifax HX1 2LL

Presenting an incredible opportunity, this eight-bedroom property is now available for purchase. With a proven track record of generating substantial letting income. Situated in the heart of Halifax centre, it offers unparalleled convenience, being within walking distance from shops and the train station.



### Entrance One

The main entrance is via the front door at 1 Wellington Place. Welcomed into a spacious hallway on the ground floor, with frosted glass windows and period features. Offering access into the first communal kitchen, and bedroom 1.

The kitchen has laminate flooring, modern wall and base kitchen units and 1 1/2 bowl stainless steel sink. The kitchen also features a raised dining area, with a family dining table and chairs. Appliances include a washing machine, 2 freestanding fridge freezers; Electrolux oven and gas hob with an overhead extractor fan.

The large double bedroom has a double bed, and free standing furniture. With an external doorway giving access directly onto New Rd.

Ascending to the first floor reveals three double bedrooms and a family bathroom. Bedroom 3, is a double bedroom and benefits from an ensuite toilet with a pedestal sink and a low level flush WC. Bedroom 4, is a double bedroom with space for free standing furniture. Bedroom 5 is a double room complemented by a walk in wardrobe.

The family bathroom is equipped with laminate flooring, a pedestal sink, a low-level flush WC, and a panel bath. A frosted glass window ensures privacy.

### Entrance Two

The second entrance is accessed via the enclosed rear yard directly into the second kitchen. This recently fitted modern high gloss kitchen is equipped with low level storage units, an island with built in

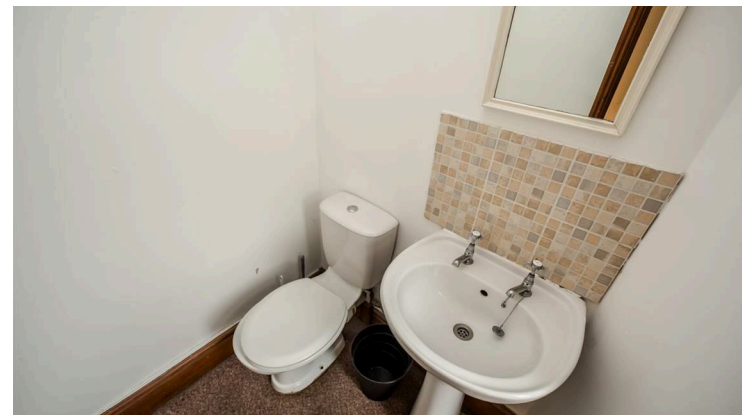
electric oven and grill, stainless steel 1 ½ bowl sink with mixer tap, undermounted washing machine and a large freestanding fridge freezer.

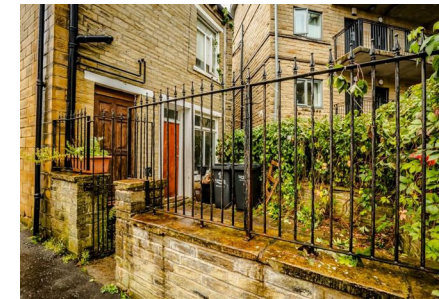
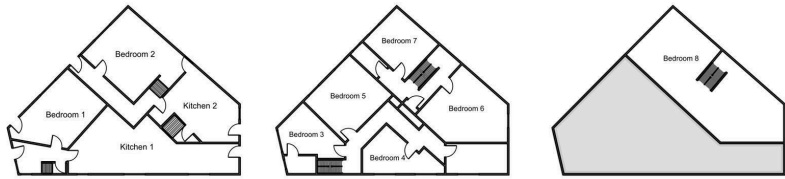
This section accommodates Bedroom 2, which is a large ground ground floor double bedroom accessible both from the kitchen or from the rear hallway with access directly onto New Rd. On the first floor there are two further double bedrooms and a modern bathroom suite with bath and electric shower. Accessed from the landing is the extrmeley spacious 2nd floor bedroom illuminated with a velux window.

Notably, the property features an expansive basement that offers the potential for conversion into additional living space, subject to local planning regulations. This property presents an exceptional investment opportunity with its multiple bedrooms, well-maintained facilities, and a prime location that caters to the convenience of both occupants and future buyers.

### Agent Note

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.