



## 10 Woodside Road, Halifax, HX3 6EL

£90,000

- Two Bedroom Through Terrace
- High Ceilings & Original Coving
- Ideal First-Time Buyer or Investment Property
- Low-Maintenance Rear Garden
- Scope for Modernisation & Refurbishment
- Close to Halifax Town Centre & Transport Links

# 10 Woodside Road, Halifax HX3 6EL

A fantastic opportunity to purchase this two-bedroom through terrace property, ideally located close to Halifax town centre and excellent transport links. Having been in the same ownership for almost 50 years, the property now offers excellent potential for modernisation and refurbishment, making it ideal for first-time buyers, investors or those looking for a project. Benefiting from high ceilings, original features, a dining kitchen, low-maintenance outdoor space and versatile second bedroom/home office, this is a property full of potential and offered at an attractive price point.



Council Tax Band: A



An excellent opportunity to purchase a two-bedroom through terrace, conveniently positioned close to Halifax town centre and its wide range of amenities, with good transport links to the wider region.

The property has been in the same ownership for almost half a century and now offers scope for a scheme of refurbishment, making it an ideal first-time buyer purchase, investment opportunity or renovation project.

The accommodation briefly comprises a front porch leading directly into the living room, which features high ceilings, original coving and a gas fire. A small inner hallway leads through to the dining kitchen/utility area, which includes useful under-stairs storage and access out to the rear garden.

To the first floor, there is a generous double bedroom to the front elevation, enjoying good natural light and ample space for bedroom furniture. There is also a smaller single bedroom to the rear, which could equally lend itself well to use as a home office. The bathroom comprises a bath, WC and wash basin, with storage cupboards housing the immersion heater. Loft access is available from the landing.

Externally, the property has a small paved frontage with stone walling to the roadside. To the rear is a fully paved garden area, providing useful bin storage, space for drying washing and a sunny, low-maintenance outside space.

Please note, whilst there is a gas supply to the property, there is currently no gas central heating. Heating is via gas fires, with hot water is provided by an immersion heater.

**Please note:**

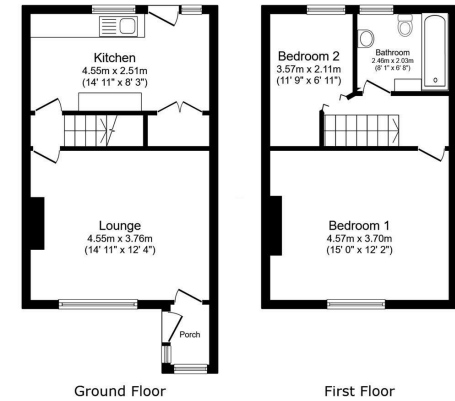
The property is currently owned on a 50/50 basis between the vendor and Yorkshire Housing under a shared ownership arrangement. Upon completion of the sale, the purchaser will acquire 100% ownership of the property with no ongoing involvement or obligations to Yorkshire Housing.

**Agent Notes**

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. 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.







Total floor area: 67.8 sq.m. (730 sq.ft.)

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