



**20 WOODLESFORD CRESCENT  
MOUNT TABOR  
HALIFAX  
HX2 0RB**

Are you looking for a nice family home? Would you like family gardens, a garage and great views? Does the thought of modernisation to get the house as you want it excite you? This three bedroomed semi-detached house should be high on your list. The position is something to be enjoyed, as the far reaching views from the rear are a real feature, particularly from the first floor, but also from the dining room and the rear gardens. The house has been fitted with gas central heating and has a variety of double glazing, and offers good family accommodation. It is in need of some modernisation work, however, so there's plenty to do when you get here. This really is your opportunity to buy a great family home in a truly popular location and to do all the work you need to get it exactly as you want it. Don't miss this opportunity; come and have a look for yourself.

**OFFERS IN EXCESS OF £150,000**

## ENTRANCE PORCH

## HALL

## LOUNGE

4.28 x 3.70 (14'1" x 12'2")

Measured into the bay window - please see the floor plan.

With a gas fire fitted to a slate hearth. Double doors lead into the dining room, making a much larger space for parties and gatherings once opened up.



## DINING ROOM

3.58 x 3.47 (11'9" x 11'5")



## KITCHEN

2.60 x 2.27 (8'6" x 7'5")

With older style fitted cupboards and a large pantry beneath the stairs. A door leads out into the garage.



## STAIRS and LANDING

## BEDROOM ONE

3.61 x 3.50 (11'10" x 11'6")

With fitted wardrobes.



## BEDROOM TWO

3.57 x 3.28 (11'9" x 10'9")

With fitted wardrobes.



## BEDROOM THREE

2.33 x 2.08 (7'8" x 6'10")

Measured to the front of the bulkhead cupboards, extending into the doorway. Please see the floor plan.



## BATHROOM

Fitted with a white two piece suite consisting of wash basin and bath with overlying shower unit to tiled surrounds.



## WC

With a low level suite.



## OUTSIDE

To the front of the property is a garden consisting of lawn and shrubbed borders. To the rear is a family garden, mainly lawned, with fruit tree, trees and shrubs, with long distance views beyond. There is a driveway which leads to an open GARAGE which has a window and door to the rear garden, both in need of repair.



## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council.  
Council Tax Band: C.

## DIRECTIONS

Leave Halifax town centre via Pellon Lane and after a mile proceed straight on into Pellon New Road. Proceed on this road to Mount Tabor and turn right just before the shop into Woodlesford Crescent. The property can then be found after a short distance on the right side. Postcode: HX2 0RJ.

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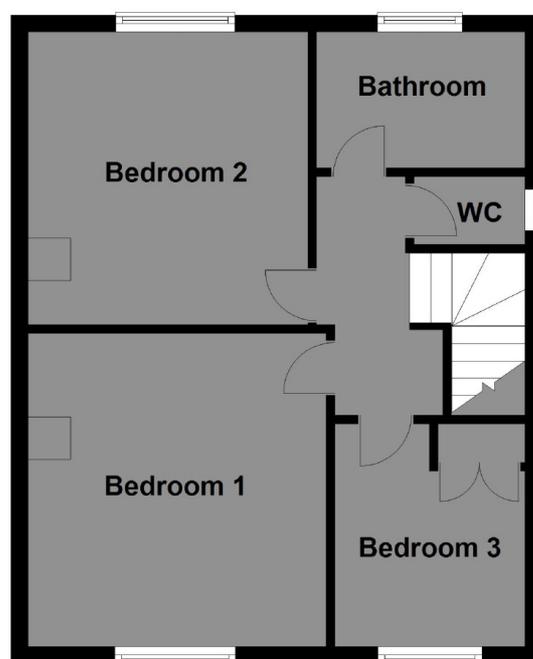
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Ground Floor**



**First Floor**



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.