



**26 MELROSE STREET  
LEE MOUNT  
HALIFAX  
HX3 5BZ**

Are you looking for your first home and not afraid of a little work to get it as you'd like it? Or are you a buy to let landlord looking to add to your portfolio? Either way, this traditional stone built terraced home could be the property you're looking for. There are some options, here... Would you open up the ground floor to create an open plan living space? Would you divide the first floor bedroom to create a home office or a dressing room, or even move the bathroom? And how would you use the cellar? The house is a bit of a project, as you will see, but there's uPVC double glazing and gas central heating already fitted, so some of the work's already been done, and this location in Lee Mount is not far from the main roads and bus routes, as well as local schools and shops. All in all this is one not to miss.

**PRICE GUIDE £50,000**

## CELLAR

A useful storage cellar.

## LOUNGE

4.58 x 3.97 narrowing to 2.46 (15'0" x 13'0" narrowing to 8'1")

A tiled fireplace and hearth houses a fitted gas fire



## KITCHEN

With older style units and work surface, along with a stainless steel sink unit.



## FIRST FLOOR LANDING

### BEDROOM ONE

4.58 x 3.16 narrowing to 2.59 (15'0" x 10'4" narrowing to 8'6")

A good sized double bedroom which has two areas, one for the bed and a dressing area which has plenty of room for wardrobes etc.



## BATHROOM

With a three piece white suite consisting of a low level WC, a wash basin and a bath with a shower unit. Walls are partly tiled and there is a useful towel cupboard.



### BEDROOM TWO

4.85 x 3.17 (15'11" x 10'5")

A nice attic bedroom with a uPVC dormer window and access to the eaves and to the loft.



## OUTSIDE

A gated walled garden is mainly paved and makes an ideal garden for sitting out.



## ADDITIONAL INFORMATION

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

## **DIRECTIONS**

Leave Halifax along Keighley Road (A629) and head towards Illingworth. Turn left at the Lee Mount traffic lights into Ovenden Way and immediately left into Wheatley Lane. As the road bends round to the right proceed straight ahead into Melbourne Street. At the end of this road proceed virtually straight on into Concrete Street and at the end turn right into Lee Mount Road. Melrose Street is then first right. Postcode: HX3 5BZ.

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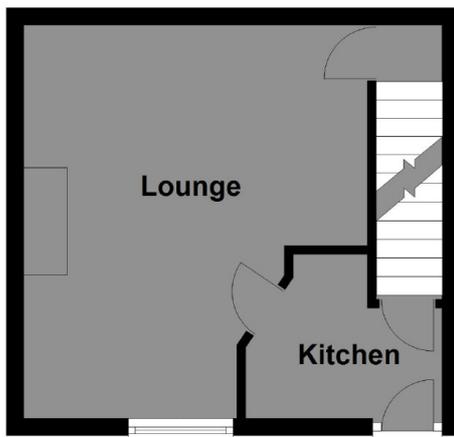
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**Ground Floor**



**First Floor**



**Second Floor**



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