



**32 SUMMERGATE STREET
HALIFAX
HX1 3QF**

Are you looking for your first home? Or maybe a great addition to your rental portfolio? This is a deceptive end through terraced home which offers good accommodation including a useful cellar, a nice lounge and a good sized dining kitchen on the ground floor, two good bedrooms and a bathroom on the first floor, and a study on the second floor from an informal staircase. uPVC double glazing has been fitted and there are walled patio areas to front and rear, ideal for sitting out and enjoying your free time. You might like to make a couple of alterations according to your taste of fittings and decor, but you could move in and really make this your own. One not to be missed.

OFFERS IN EXCESS OF £80,000

LOUNGE

4.48 x 3.25 (14'8" x 10'8")

A wooden fire surround with inset and hearth houses a fitted gas fire, and a traditional deep coving runs round the ceiling.



DINING KITCHEN

3.80 x 3.73 (12'6" x 12'3")

Fitted with base units, worktops and a stainless steel sink unit, and a brick fireplace houses a fitted gas fire.



FIRST FLOOR LANDING

With plenty of storage provided in fitted cupboards.

BEDROOM ONE

3.58 x 3.44 (11'9" x 11'3")

With a decorative traditional fireplace and a fitted wardrobe cupboard.



BEDROOM TWO

2.70 x 2.63 (8'10" x 8'8")

With a decorative traditional fireplace.



BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath.



STUDY

3.58 x 2.44 (11'9" x 8'0")

A useful room on the second floor, with access to the eaves for storage and maintenance.



CELLAR

A useful storage cellar.

OUTSIDE

There are enclosed patio gardens to both the front and the rear of the house.



ADDITIONAL INFORMATION

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

DIRECTIONS

Leave Halifax town centre via King Cross Street and bear right into Parkinson Lane. Turn left into Queens Road and after a short distance turn right into Fenton Road. After approximately 200 metres turn right into Summergate Street and the house can be found on the left hand side. Postcode: HX1 3QF.

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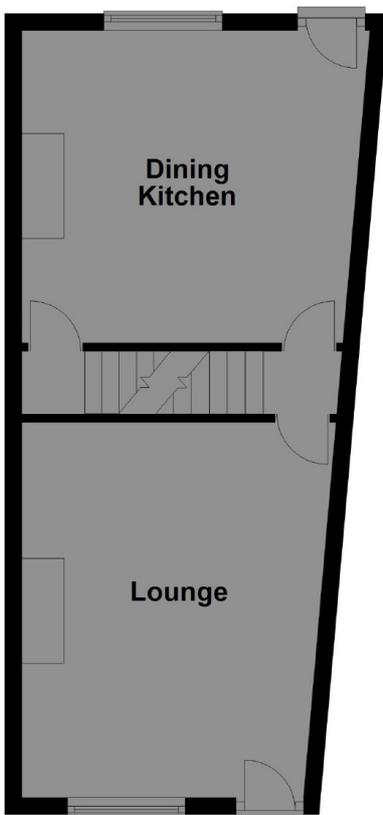
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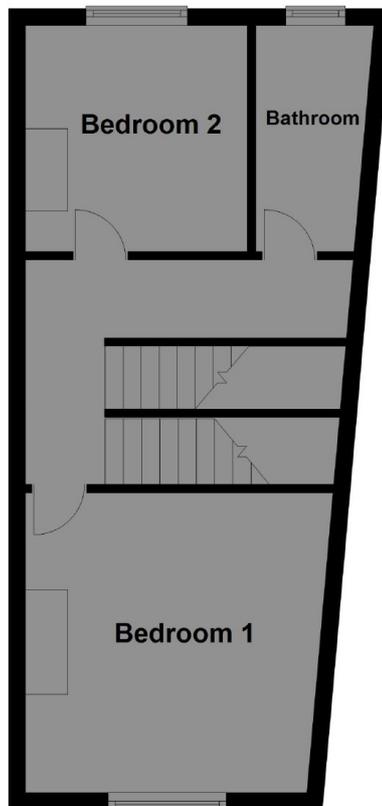
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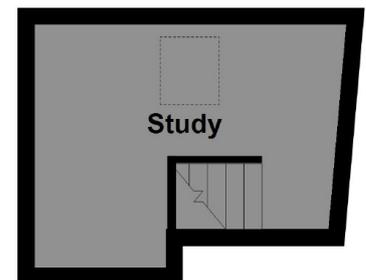
Ground Floor



First Floor



Second Floor



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