



**Eldon Street
Halifax
West Yorkshire
HX3 6DW**

Offers in Excess of £95,000

bettermove

Eldon Street Halifax

Bettermove are proud to present this 2 bedroom terraced house in Halifax split into two separate flats available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band for both flats is A.

The interior of this beautifully presented property has been divided into two separate dwellings. The basement and the ground floor hosts a first floor flat with a modern and open plan kitchen with dining area in the basement and the bedroom and bathroom on the ground floor. The first floor is the one bedroom studio apartment with a separate entrance briefly comprises living space/bedroom, bathroom and the fitted kitchen.

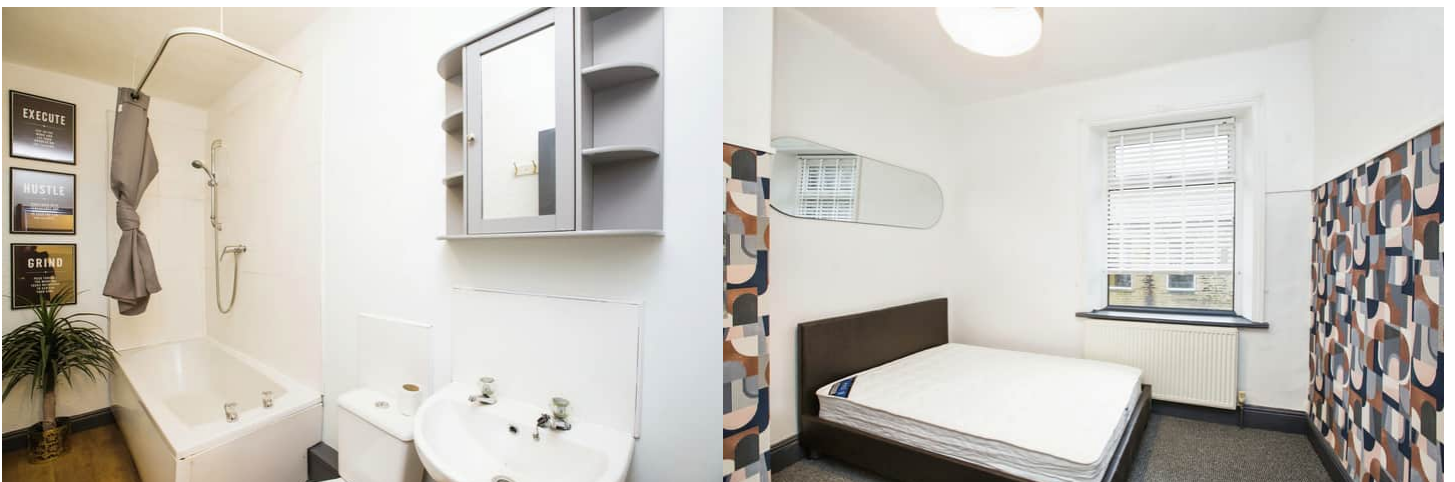
Located in the popular town of Halifax, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Halifax Train Station, the M62 and many local bus routes.

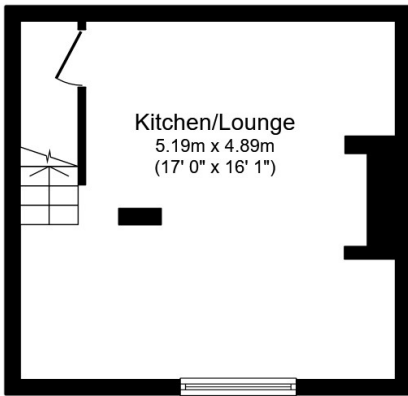
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

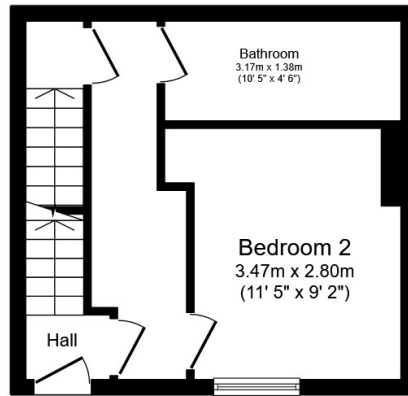
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

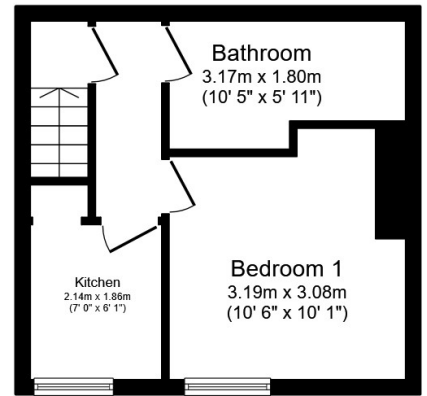




Basement



Ground Floor



First Floor

Total floor area 77.0 sq.m. (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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