



27 Wade House Avenue, Halifax, HX3 7NX

**** OFFERED WITH NO CHAIN ** SOUGHT AFTER VILLAGE OF SHELF ** IN NEED OF COSMETIC WORKS THROUGHOUT ****

A fantastic property for First Time buyers looking to 'get on the housing ladder'. This inner town house has been slightly extended to the rear allowing for a good size dining kitchen. Providing THREE BEDROOM (one being a boxroom) accommodation and shower room. Externally, are pleasant gardens to front and rear plus DETACHED GARAGE. Well placed for many amenities and commute to Halifax/Bradford.

£145,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12'2" x 10'10" (3.7m x 3.3m)

Feature fireplace housing gas fire

DINING KITCHEN 12'10" x 15' (3.9m x 4.57m)

Good size dining kitchen with an array of wall and base units. Worktops with sink and drainer. Oven, hob, extractor and plumbing for washer. Large under stair store area

BEDROOM ONE 11'9" x 9'2" (3.58m x 2.8m)

Wardrobes

BEDROOM TWO 9'2" x 9'4" (2.8m x 2.84m)

Fitted wardrobes

BEDROOM THREE 8'9" (2.67) including stairhead x 6' (1.83)

SHOWER ROOM

Shower cubicle with fixed seat, sink and W.C

OUTSIDE

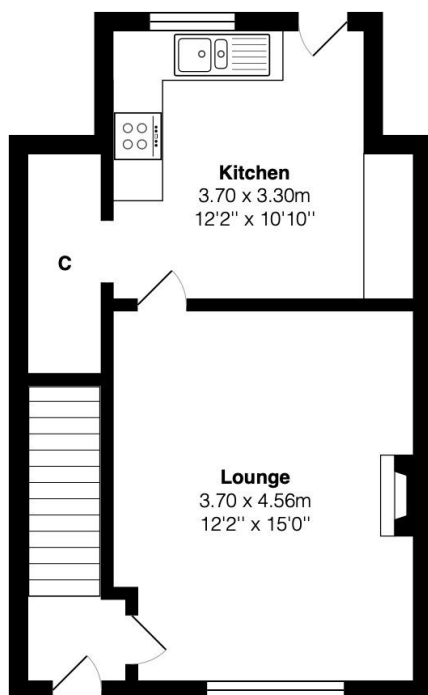
Gardens to the front and rear. DETACHED GARAGE

BUYER DISCLAIMER

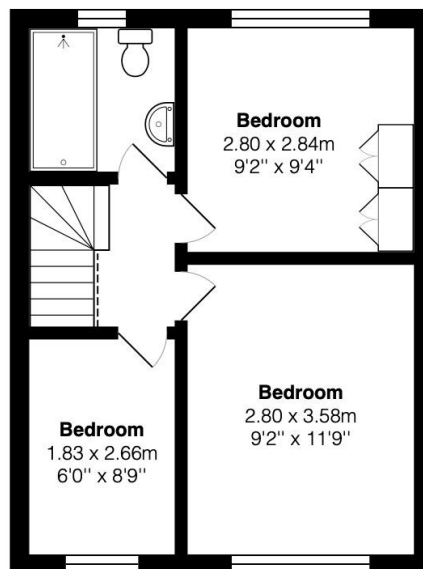
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor



First Floor

Total Area: 66.5 m² ... 716 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		