



**Dyson Road, Halifax HX1 4RL**

**welcome to**

**Dyson Road, Halifax**

William H Brown Estate Agents are delighted to bring to the market this two-bedroom mid-terraced property, benefiting from full double glazing and gas central heating throughout, as well as beautiful gardens.



## Lounge

12' 9" x 12' 8" ( 3.89m x 3.86m )

The lounge comprises of laminate flooring, wall lights, gas central heating radiator, UPVC double glazed window to the front elevation.

## Dining Room

9' 8" x 8' 11" ( 2.95m x 2.72m )

The dining room comprises of laminate flooring, wall lights, gas central heating radiator, patio doors to the rear.

## Kitchen

9' 7" x 6' 4" ( 2.92m x 1.93m )

The kitchen comprises of tiled splashback storage cupboard, plumbing for a washing machine, matching wall and base units with work top over, UPVC double glazed window to the side elevation.

## Bedroom One

15' 11" x 9' 8" ( 4.85m x 2.95m )

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, built on storage, UPVC double glazed window to the front elevation.

## Bedroom Two

12' 11" x 8' 9" ( 3.94m x 2.67m )

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

## Bathroom

The bathroom comprises of fully fitted walk in shower, low level W/c, fitted vanity unit with wash basin, gas central heating radiator, UPVC double glazed window to the side elevation.

## Loft Space

9' 8" x 9' 7" ( 2.95m x 2.92m )

The loft comprises of carpet flooring and has electric points, Velux window, pull down ladder.

## Externally

The property benefits from well-maintained gardens

to the front, side and rear, offering a charming and private outdoor setting. The garden is thoughtfully landscaped, featuring a paved patio seating area ideal for relaxing and entertaining, alongside raised stone borders and a variety of mature plants, shrubs and colourful planting that provide year-round interest.

The space incorporates decorative edging, gravelled sections and established hedging and trees, which enhance both the character and privacy of the garden. Additional features include attractive planting beds and space for pots and garden décor, creating a peaceful and inviting outdoor environment.



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welcome to

## Dyson Road, Halifax

- TWO BEDROOM END-TERRACED PROPERTY
- LOCATED IN THE HALIFAX AREA
- MARKETED AT £140,000
- GARDENS FRONT AND REAR AND TO THE SIDE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115538 - 0005

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