



Walker Singleton
Chartered Surveyors

2 Haugh Shaw Croft, Halifax, HX1 3AS

£550 PCM

Subject to Contract

An excellent opportunity to rent this two bedroom through by light cottage located conveniently for Bell Hall, Savile Park & King Cross amenities. Having recently been refurbished internally the property offers attractive living accommodation over two floors and has the benefit of off street parking to the front which could also be utilised as an outside patio area. Internally the property briefly comprises; entrance vestibule, lounge having neutral flooring and decor, uPVC bay fronted window, and electric fire set in inglenook style fireplace, kitchen with range of base, drawer and wall units, having benefit of integrated electric oven, integrated microwave, and four plate hob with extractor hood above - natural light provided from windows on two elevations. To the first floor there is a double bedroom with neutral flooring/dec, and a smaller single bedroom that has the benefit of integrated wardrobes / drawers above the bulkhead, bathroom with three piece white suite to include low flush WC, sink pedestal, panel bath with over bath shower mains fed shower, half tiling behind the suite and vanity mirror above sink. In addition the property has a substantial cellar area that sits under the footprint of the lounge/kitchen and has spotlighting / power sockets & plumbing for a washing machine.

An early internal inspection is highly recommended to fully appreciate.

Bond payable equivalent to five weeks rent, Walker Singleton do not charge holding deposits.

Please ensure you view the video tour in full prior to registering interest with ourselves

External

Externally the property has an attractive frontage and is tucked away along Haugh Shaw Croft. There is a convenient patio area which can also be used as an off road parking bay for one vehicle.

Lounge

16'5" x 11'8" (5.02m x 3.57m)

Lounge having neutral decor and floor coverings, bay fronted window, electric fire set in inglenook fireplace. Access from here is provided to the cellar area.



Kitchen

16'9" x 3'10" (5.12m x 1.18m)

Modern contemporary kitchen with suite benefiting from range of base, drawer and wall units, integrated electric oven, integrated microwave, and four plate electric hob. natural light provided from two elevations.

Master Bedroom

12'11" x 10'10" (3.94m x 3.31m)

Double master bedroom with neutral decor and flooring.

Second Bedroom

8'3" x 6'11" (2.52m x 2.12m)

Single second bedroom having benefit of storage wardrobe and drawers above the bulkhead.



Bathroom

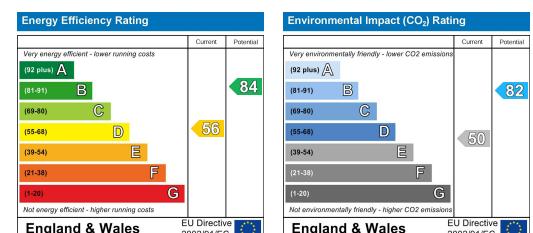
7'7" x 5'2" (2.32m x 1.59m)

Bathroom having three piece white suite to include low flush WC, sink pedestal, and panel bath with over bath mains fed shower and shower screen. Neutral decor and half tiling behind the suite.



Cellar

Stairs from the lounge lead down to a substantial cellar area that benefits from spotlighting, power, and plumbing for a washing machine.



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