



9 VICTORIA TERRACE DELPH HILL, HALIFAX

Situated in this highly desirable and much sought after residential location lies this substantial two bedroomed stone-built end terraced property enjoying superb panoramic views. Although the property requires some modernising, which is reflected in the asking price, an internal inspection is essential to appreciate the accommodation provided which briefly comprises an entrance hall, lounge, fitted kitchen, utility room, two bedrooms, master with dressing room, bathroom, garden, uPVC double glazing and gas central heating. The property provides easy access to the local amenities of Sowerby Bridge, and Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a through terraced residence in this desirable location and an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £159,995

The front entrance door opens into the

ENTRANCE VESTIBULE

With arch feature and fitted carpet. A door opens into the

LOUNGE 4.40m x 4.50m



With uPVC double glazed window to the front elevation enjoying panoramic views, feature fireplace to the chimney breast with coal effect living flame electric fire on matching hearth, cornice to ceiling, one double radiator with cover, one TV point and a fitted carpet.

From the Lounge a door through to the

KITCHEN 3.97m x 2.24m



With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit, four ring electric hob with extractor above and fan assisted electric oven and grill beneath. The kitchen is panelled around the units with complementing colour scheme to the remaining walls, sash cord window to rear elevation and a rear entrance door. Door to under the stair's storage cupboard providing useful storage facilities. Door to

UTILITY CUPBOARD

With plumbing for washing machine and window to the rear elevation.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet. Door to

BEDROOM ONE 4.02m excluding wardrobes x 4.46m



With uPVC double glazed window to the front elevation enjoying breathtaking panoramic views. There is a cast iron period fireplace to the chimney breast and to either side there are built-in wardrobes, further wardrobe with cupboard above, one double radiator and a fitted carpet.

From the Bedroom a door opens into a

WALK IN DRESSING ROOM/SMALL OFFICE

With uPVC double glazed window to the front elevation enjoying delightful panoramic views, and one telephone point. From the Landing a door opens to

BEDROOM TWO 2.34m x 3.04m



With a sash cord window to the rear elevation, double radiator with cover, door to airing cupboard with fitted shelves, and a fitted carpet.

From the Landing a door opens to

BATHROOM



With white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath. Sash cord window to the rear elevation, and one double radiator.

GENERAL



The property is constructed of stone and surmounted with a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing to the front elevation and gas central heating. The property is freehold and in council tax band is A

EXTERNAL



To the front of the property there is a lawned garden with flower and shrub border and flagged path leading to the entrance door. To the side of the property there is a private drive and the Vendors own half of this. To the rear of the property there is a path and area for dustbins etc.



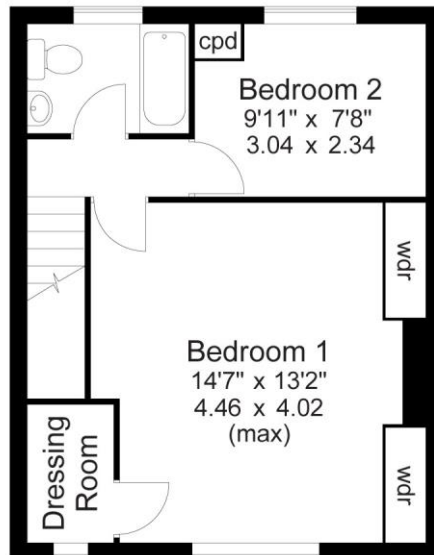
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

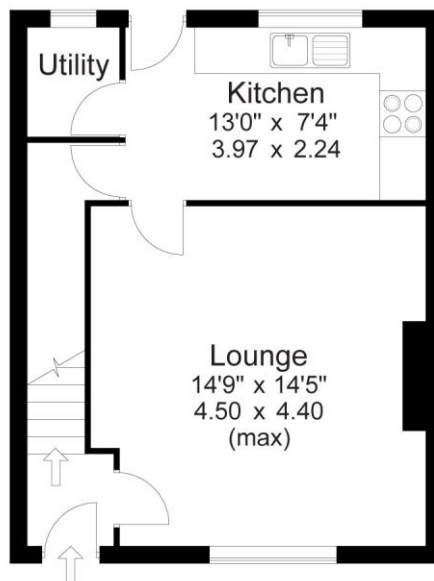
DIRECTIONS

HX2 7ED

Approx Gross Floor Area = 776 Sq. Feet
= 72.1 Sq. Metres



First Floor



Ground Floor

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For illustrative purposes only. Not to scale.