



## 9 TOWER GARDENS DELPH HILL, HALIFAX

Situated in this highly desirable and much sought after residential location, lies this extended four bedroomed period terraced residence providing superb panoramic views from its slightly elevated and commanding position. This family home will require some cosmetic attention, which is reflected in the asking price, and briefly comprises an entrance porch, entrance vestibule, spacious lounge, fitted kitchen with dining area, cellar, four bedrooms, bathroom, gardens to three sides, two detached garages and further parking. The property provides excellent access to Halifax and Sowerby Bridge as well as easy access to the trans-Pennine road and rail networks linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase such a property in this sought after location and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: O/A £185,000



### FRONT ENTRANCE PORCH

With uPVC double glazed front entrance door and uPVC double glazed windows to the front and side elevations leads to the entrance door opening to the

### ENTRANCE VESTIBULE

With coat hanging facilities, one single radiator and a fitted carpet. Door opens into the

### SPACIOUS LOUNGE 7.16m x 3.98m max



With uPVC double glazed window to the front elevation enjoying superb panoramic views and sliding uPVC double glazed patio doors to the rear elevation opening onto the rear garden. There is a feature stone fireplace with a Valor Homeflame log effect encased gas fire on a matching hearth, cornice to ceiling, two radiators, one TV point and a fitted carpet.

From the Lounge a door opens into the

### KITCHEN AND DINING AREA

### KITCHEN 4.60m max x 4.78m max



Being fitted with a range of wall and base units incorporating matching work surfaces with stainless steel single

drainer sink unit with mixer tap, Creda gas cooker and plumbing for an automatic washing machine. The kitchen has matching work surfaces with tiles above and complementing colour scheme to the remaining walls, uPVC double glazed windows to the side and rear elevations provide this room with a light and spacious aspect, uPVC double glazed composite rear entrance door.

From the kitchen through to the

### DINING AREA



With uPVC double glazed window to the front elevation enjoying superb panoramic views, small breakfast bar, one TV point, Baxi Brasilia wall mounted gas heater and a fitted carpet. Pine panelled ceiling and an extractor fan.

From the Kitchen a door opens to cellar head with stone steps leading down to the

### KEEP CELLAR

Housing the gas and electric meters and providing useful storage.

From the Entrance Vestibule stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet, access to an insulated roof space. From the Landing a door opens to

### BEDROOM THREE 2.73m x 3.17m

With uPVC double glazed window to the side elevation enjoying panoramic views and sliding uPVC double glazed doors open to a south facing balcony enjoying breathtaking panoramic views down the Calder Valley. This bedroom is fully panelled including the ceiling, has one double radiator and a fitted carpet.

From the Landing a door opens to

### BATHROOM

With white three-piece suite comprising wash basin in vanity unit, low flush WC and panelled bath with Redring electric shower unit. The bathroom is fully tiled and has a panelled ceiling, one double radiator, Dimplex wall

mounted heater, uPVC double glazed window to the rear elevation.

From the Landing a door opens to

#### **BEDROOM TWO 2.65m x 2.75m**



With uPVC double glazed window to the rear elevation, sliding doors (one mirrored) open to built-in wardrobe facilities, one single radiator and a fitted carpet.

From the Landing a door opens to

#### **BEDROOM ONE 3.63m x 3.14m**



With uPVC double glazed window to the front elevation enjoying breathtaking panoramic views, sliding doors open to excellent built-in wardrobe facilities, one double radiator and a fitted carpet.

From the Landing a door opens to

#### **BEDROOM FOUR 2.71m x 1.73m**

With uPVC double glazed window to the front elevation, built-in cupboards and a sink unit, Ideal combination boiler, and one single radiator.

#### **GENERAL**

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

#### **EXTERNAL**



To the front of the property there is a pebbled patio area and garden. There is a path to the side of the property with a lawned garden and garden shed providing useful storage. To the rear of the property is a lawned garden with a large rockery with mature plants and shrubs. At the top of the rear garden there are two detached garages, the larger garage measures 10.51m x 2.64 and has a workshop at one end, both garages have power and light, one has an electric up and over door and one is a manual up and over door. There is also further off road parking.



#### **TO VIEW**

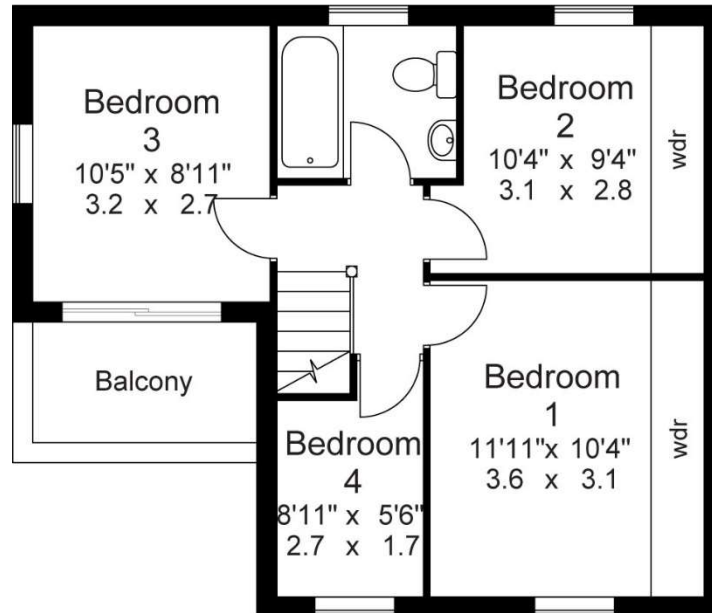
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

#### **DIRECTIONS**

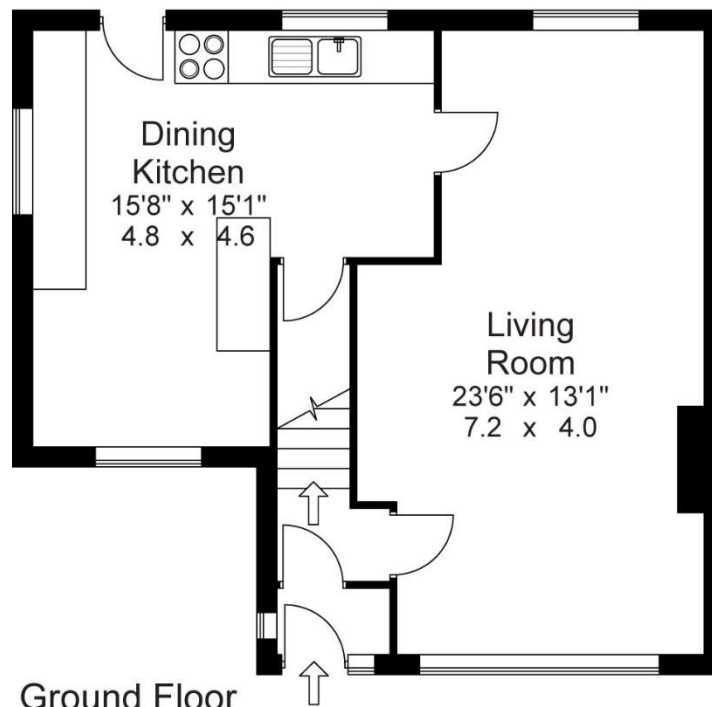
Sat Nav HX2 7EN



Approx Gross Floor Area = 963 Sq. Feet  
= 89.4 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.