



13 CARLTON STREET HALIFAX

Situated in the centre of Halifax lies this 3-bedroomed terraced residence which was converted into offices and can be used as offices or as a residential property. The property provides 2 ground floor rooms, a kitchen, a cellar 3 first floor rooms and a bathroom. The property has the benefit of uPVC Double Glazing & Gas Central Heating with the added benefit of a security alarm system.

Price Guide: O/A £119,995



13 CARLTON STREET

Front Entrance Door opens into

OFFICE 1 / LOUNGE 13'5 X 16'6



With 2 uPVC double glazed windows to the front elevation. One double radiator and a fitted carpet

Door to

KITCHEN 9'3 X 7'8



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer stainless steel sink unit, electric hob and oven with extractor hood above. Combination boiler uPVC double glazed window to the rear elevation Rear Door.

Door to stairs leading down to

BASEMENT CELLAR.

From the Lounge there is an inner hall leading to

OFFICE 2 / DINING ROOM 11' x 8'5

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

Stairs Lead up to the first-floor landing with uPVC double glazed window to the rear elevation and a fitted carpet
From the landing door opens into

OFFICE 3 / BEDROOM 2 10'8 x 9'7

With uPVC double glazed window to the front elevation. One double radiator and a fitted carpet.

From the landing door opens to

BATHROOM



With modern white 3-piece suite incorporating pedestal wash basin, low flush WC and a panelled bath with shower. uPVC double glazed window to the front elevation and one double radiator.

From the Landing door to

OFFICE 4 / BEDROOM 1 14' x 9'9



With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing door to

OFFICE 5 / BEDROOM 3 8'8 x 8'1

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

GENERAL

The property has the benefit of all mains services of gas water and electric with the added benefit of gas central heating & uPVC double glazing

DIRECTIONS

SAT NAV HX1 2AI