



13 HEATH HALL HALIFAX

Situated in this highly desirable and extremely convenient residential location, lies this stone built, period terraced residence providing deceptively spacious and extremely attractive family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the attractive accommodation provided which briefly comprises an entrance hall, two reception rooms, a modern fully fitted kitchen, basement cellars with integral garage, four bedrooms, two bathrooms, garden to front and a flagged patio garden to the rear, uPVC double glazing and gas central heating. The property has retained many period features and has the added benefit of the comforts of modern day living. The property is situated within easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds as well as providing easy access to the local amenities of Savile Park & Skircoat Green, including outstanding schools. This desirable residence is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: 0/0 £280,000

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

The entrance hall has panelled walls with complementing colour scheme above, one double radiator, cornice to ceiling and a centre rose.

From the Entrance Hall a panelled door opens to the

SPACIOUS LOUNGE 4.79m into bay window x 3.92m



With an angular bay window to the front elevation incorporating uPVC double glazed units, feature fireplace to the chimney breast with coal effect living flame gas fire in marble inset and hearth, cornice to ceiling with matching picture rail and centre rose, one double radiator and a polished wood floor.

From the Entrance Hall a door opens into the

DINING ROOM 3.37m x 4.44m



With uPVC double glazed window to the rear elevation, coal effect living flame gas stove to the chimney breast on a marble hearth, cornice to ceiling with matching centre rose and dado rail, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

MODERN FULLY FITTED KITCHEN 3.34m x 2.22m

This delightful kitchen is fully fitted with a range of modern wall and base units incorporating matching Corian work surfaces with single drainer sink unit with

mixer tap, five ring gas hob with extractor in pull-out canopy above with fan assisted electric oven and grill, integrated microwave, integrated fridge/freezer, and an integrated dishwasher. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling, concealed lighting, a uPVC double glazed rear entrance door and a modern vertical radiator.



From the Entrance Hall a door opens to the cellar head with steps down to the

BASEMENT

COAL CELLAR

UTILITY CELLAR

With plumbing for a washing machine, power and light and housing the Vokkera combination boiler.

Door to

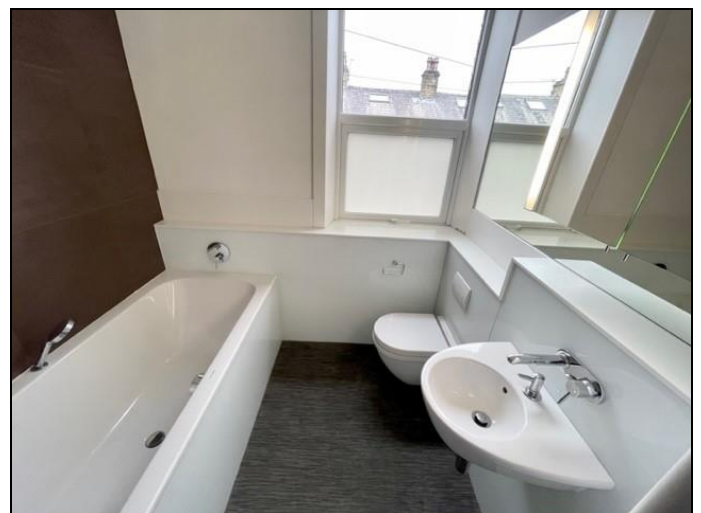
INTEGRAL GARAGE 5.30m x 2.28m extending to 3.42m

With electric up and over door, power and light. From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With one double radiator and a fitted carpet. From the Landing a stained glass panelled door opens into the

MODERN FAMILY BATHROOM



With white three-piece suite comprising a panelled bath with mixer tap and handheld shower unit, hand wash basin with mixer tap, and A low flush WC. The bathroom has coloured glazed panels around the suite with tiles to one wall and complementing colour scheme to the remaining walls with a matching floor, uPVC double glazed windows to the rear elevation, inset spotlight fittings to the ceiling, two radiators/heated towel rail, inset mirror, and a mirrored cabinet with led lights. From the Landing a door opens to

BEDROOM ONE 4.45m x 3.38m



With uPVC double glazed window to the rear elevation, built-in bedroom furniture to one wall comprising wardrobes, with cupboards above, and a dressing table. This spacious double bedroom has a polished wood floor, and one single radiator.

From the Landing a door opens to

BEDROOM TWO 3.41m x 3.81m



This second double bedroom has a uPVC double glazed window to the front elevation, a period cast iron fireplace to the chimney breast, one double radiator, one telephone point, and a polished wood floor. From the Landing a door opens to

BEDROOM THREE 2.39m x 2.16m

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

From the Landing a spindled staircase with fitted carpet leads to

ATTIC BEDROOM FOUR 5.58m max x 4.22m



This spacious double bedroom has beams to the ceiling, a Velux double glazed skylight window, two double radiators, one TV point, one telephone point, access to under the eave's storage and a polished wood floor. From the Bedroom double louvre doors open to the

EN SUITE SHOWER ROOM

With white three-piece suite comprising shower cubicle with Mira shower unit, hand wash basin and low flush WC, Velux double glazed skylight window, one double radiator and a polished wood floor.

GENERAL

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

EXTERNAL



To the front of the property there is a small garden with a path leading to the front entrance door. To the rear of the property there is a flagged patio area and a concrete drive providing off road parking facilities and leading to the integral garage.

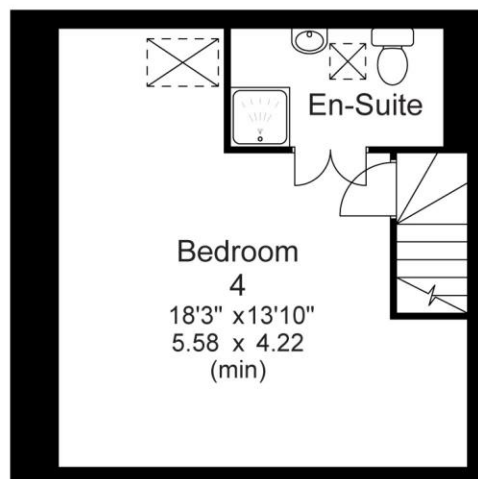
TO VIEW

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

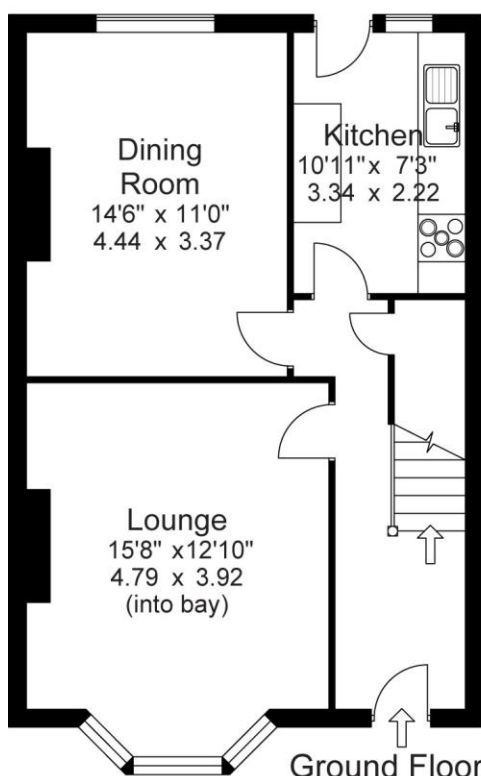
DIRECTIONS

Sat Nav HX1 2PN

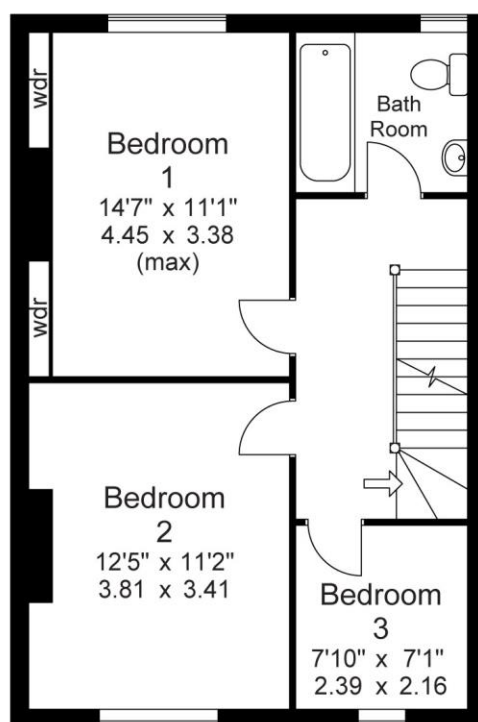
Approx Gross Floor Area = 1385 Sq. Feet
= 128.67 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.