



4 THORNTON STREET KING CROSS, HALIFAX

Situated in this popular and convenient residential location, lies this two bedroomed, stone built through terraced residence providing accommodation which will be of special interest to the first-time buyer or property investor. Although the property requires modernising, which is reflected in the asking price, an internal inspection is strongly advised to appreciate the potential this property provides. The property briefly comprises a lounge, dining kitchen, cellar, two bedrooms, bathroom, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of King Cross and Savile Park as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale.

Price Guide: 0/0 £80,000

LOUNGE 4.20m x 3.69m



From the Lounge a glass panelled door opens to the

With glass panelled door to the

DINING KITCHEN 4.19m x 3.69m



With uPVC double glazed window to the front elevation, Baxi central heating boiler, gas cooker, a stainless-steel sink unit, fitted cupboards and drawers, plumbing for automatic washer, uPVC double glazed rear entrance door, and one double radiator.

KEEP CELLAR

With door to

BEDROOM ONE 3.72m excluding wardrobes x 3.72m



From the Landing a door opens to the

BATHROOM



With white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Mira shower unit. The bathroom is fully panelled and has a uPVC

double glazed window to the rear elevation, and one single radiator.

DIRECTIONS

Sat Nav HX1 3SD

From the Landing a door opens to

BEDROOM TWO 3.96m x 2.15m

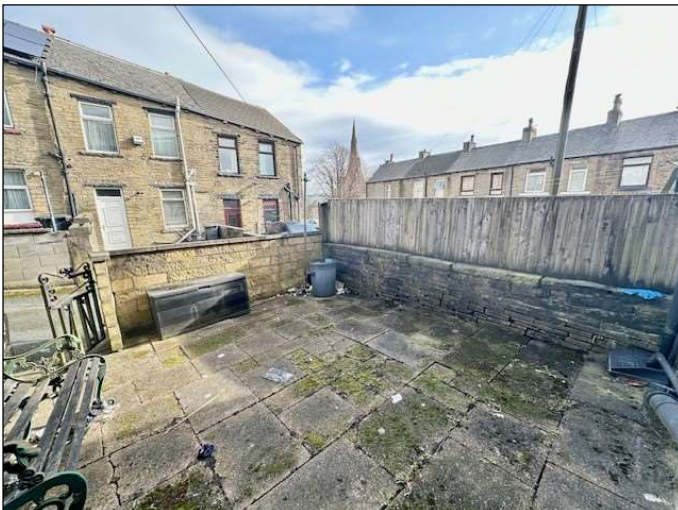


With uPVC double glazed window to the rear elevation, built-in wardrobe with cupboard space above, and one single radiator.

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 is in council tax band A

EXTERNAL

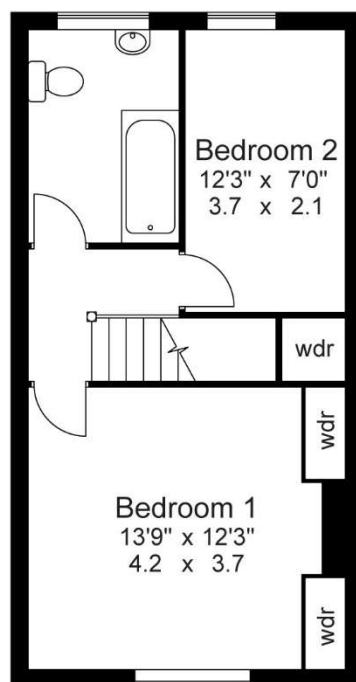


To the rear of the property there is an enclosed flagged yard.

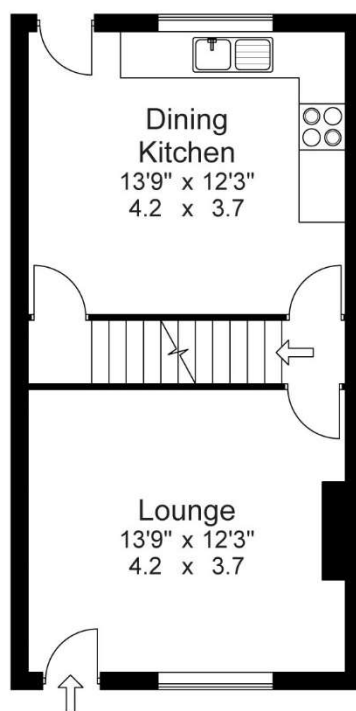
TO VIEW

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

Approx Gross Floor Area = 763 Sq. Feet
= 70.9 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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