37 CARLTON HOUSE TERRACE
HAUGH SHAW ROAD, HALIFAX

Situated in this extremely convenient and popular residential location lies this stone built three bedroomed through, terraced residence providing attractive accommodation. The property briefly comprises a lounge, dining kitchen, three bedrooms, a bathroom, cellar, garden to the rear and uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and King Cross, 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 and an early appointment to view is strongly recommended.

Price Guide: O/O £99,995
The uPVC double glazed rear entrance door opens into the

ENTRANCE VESTIBULE
With a panelled door opening to the

DINING KITCHEN 13’10 x 12’

Being fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, stainless steel extractor hood above the space for a cooking range. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and has an exposed brick chimney breast which adds character to this delightful and spacious room. Cornice to ceiling with matching centre rose, uPVC double glazed window to the front elevation, one double radiator, laminate wood floor and one TV point.

From the Dining Kitchen a panelled door opens into the

LOUNGE 15’ x 13’5
With uPVC double glazed window to the rear elevation overlooking the rear garden. With feature inglenook fireplace incorporating an open grate fire on a matching hearth with exposed brickwork. One TV point, laminate wood floor, one double radiator and a uPVC double glazed front entrance door.

From the Lounge a door opens to stairs leading down to the

BASEMENT CELLAR
Providing useful storage facilities and housing the combination boiler. The cellar has a uPVC double glazed window to the rear elevation.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING
With access to roof space and fitted carpet. From the Landing a panelled door opens into

BEDROOM THREE 11’ x 6’
With uPVC double glazed window to the rear elevation, and one double radiator.

From the Landing a door opens into

BEDROOM TWO 14’ x 8’9

With uPVC double glazed window to the rear elevation, one double radiator and polished wood floor.

From the Landing a door opens into
BEDROOM ONE 13’ x 9’

With uPVC double glazed window to the front elevation, one double radiator and a polished wood floor.

From the Landing a door opens to the

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls and a uPVC double glazed window to the front elevation. Built-in cupboard with fitted shelves providing useful storage facilities.

EXTERNAL

To the front of the property there is a path and steps to the front entrance door. To the rear of the property there is an enclosed garden.

NB The vendor owns a single detached garage in close proximity to the property which can be purchased under separate negotiation

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

DIRECTIONS
SAT NAV HX1 3LD

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.
Approx Gross Floor Area = 819 Sq. Feet
= 76 Sq. Metres

First Floor

Bedroom 3
11'10" x 6'0"
3.61 x 1.83

Bedroom 1
14'0" x 8'9"
4.27 x 2.67

Bedroom 2
13'0" x 9'0"
3.96 x 2.74

Ground Floor

Lounge
15'1" x 13'5"
4.60 x 4.09

Kitchen
13'10" x 12'0"
4.22 x 3.66

For illustrative purposes only. Not to scale.