



13 Belgrave Park, Halifax, HX3 6BB

Offers Over £142,000

- : Popular & Convenient Location
- : Lounge
- : 2 Double Bedrooms
- : Easy Access To Halifax Town Centre
- : Realistically Priced

- : Ideal For First Time Buyer
- : Dining Kitchen
- : Gardens & Garage
- : Easy Access To Local Amenities Of Claremount & Boothtown
- : To the front of the property there is a garden with lawn, plant and shrub borders, and path leading to the front entrance door. To the rear lies an enclosed garden with block-paved and flagged patio areas, together with a detached single garage with up-an

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Situated in this extremely popular and convenient residential location lies this two-bedroom brick-built through townhouse, providing accommodation which would be of special interest to the first-time buyer or property investor. The property briefly comprises an entrance porch, spacious lounge, fitted dining kitchen, two double bedrooms, bathroom, gardens to front and rear, detached garage, uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Boothtown and Claremount, as well as Halifax town centre and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Being offered for sale at a realistic asking price, an early inspection to view is strongly recommended.



Council Tax Band: B



ENTRANCE PORCH

The uPVC double glazed front entrance door opens into the entrance porch with coat hanging facilities and radiator.

From here, a door opens into the

LOUNGE

11'8" x 15'4"

A spacious reception room with a uPVC double glazed leaded window to the front elevation overlooking the garden. The room features a fireplace with wood fire surround, marble inset and hearth housing a Valor gas-coal-effect living flame fire. With one double radiator, TV point and fitted carpet. An open staircase with fitted carpet leads to the first floor, with an under-stairs cupboard providing useful storage.

From the lounge door opens to the

DINING KITCHEN

11'8" x 10'10"

Fitted with a range of modern wall and base units incorporating matching work surfaces, stainless steel single drainer sink with mixer tap, four-ring gas hob with extractor set within a pull-out canopy above, and fan-assisted electric oven and grill beneath. There is plumbing for an automatic washing machine and tiling around the work surfaces with a complementing colour scheme to the remaining walls.

The kitchen also benefits from a uPVC double glazed window to the rear elevation overlooking the garden, a built-in cupboard with space for a tumble dryer, and a further cupboard housing the Vokera combination boiler. A uPVC double glazed rear entrance door leads out to the garden.

From the kitchen stairs lead to the

FIRST FLOOR LANDING

With fitted carpet and access to an insulated, and boarded loft.

From the landing door opens to

BEDROOM ONE

11'4" x 11'8"

Double bedroom with uPVC double glazed lead lattice window to the front elevation, folding door into a built-in cupboard with fitted shelving providing useful storage facilities, laminate wood flooring and one double radiator.

From the landing door opens to

BEDROOM TWO

11'7" x 8'1"

A second double bedroom with uPVC double glazed window to the rear elevation. Fitted with built-in wardrobes to one wall with sliding mirrored doors, one double radiator and laminate wood flooring.

From the landing door opens to the

BATHROOM

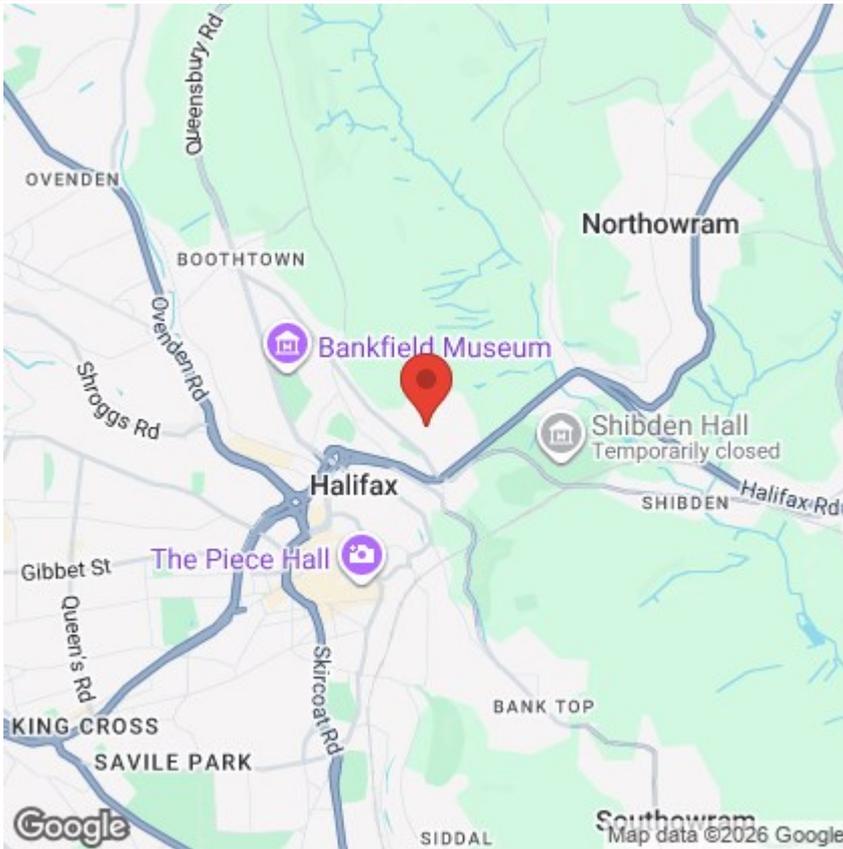
Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with Mira shower unit. The bathroom is fully tiled and includes an extractor fan.

GENERAL

The property is constructed of brick, surmounted with a tiled roof, and benefits from all mains services with uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B

EXTERNAL

To the front of the property there is a garden with lawn, plant and shrub borders, and path leading to the front entrance door. To the rear lies an enclosed garden with block-paved and flagged patio areas, together with a detached single garage with up-and-over door.



Directions

SAT NAV HX3 6BB

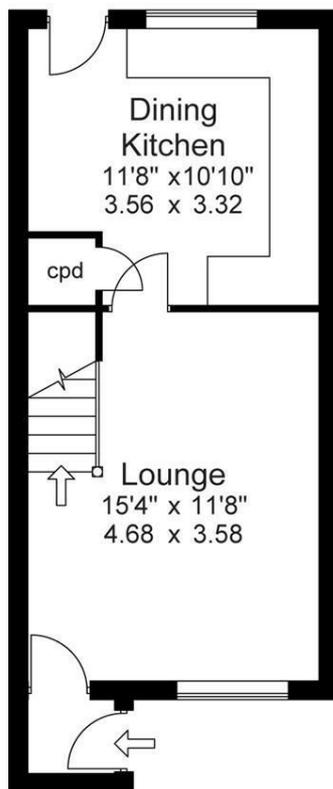
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

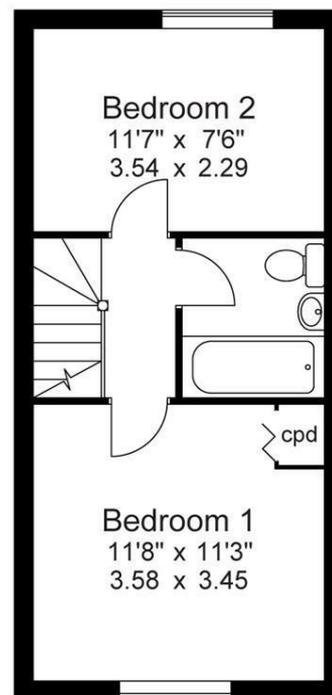
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 633 Sq. Feet
= 58.8 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.