



8 Rocks View, Halifax, HX2 7EF

Offers Around £195,000

- Desirable Residential Location
- Modern Kitchen
- 3 Bedrooms
- Garden To The Front
- Realistically Priced
- Traditional Terraced Residence
- Spacious Lounge With French Doors
- Bathroom
- uPVC Double Glazing & Gas Central Heating
- Viewing Recommended

8 Rocks View, Halifax HX2 7EF

Situated in this highly desirable and much sought-after residential location, lies this traditional stone-built terraced residence providing three-bedroom accommodation. The property benefits from UPVC double glazing and gas central heating, with accommodation briefly comprising an entrance porch, entrance hall, lounge, dining kitchen, cellar, three bedrooms and a bathroom and a garden to the front.

The property is located within this popular residential area, providing easy access to Halifax Town Centre, Sowerby Bridge and the Trans Pennine road and rail network, linking the major business centres of Manchester and Leeds. The property is close to some outstanding schools and enjoys panoramic views to the front.

Very rarely does the opportunity arise to purchase a three-bedroom terraced residence in this location and, as such, an early inspection is strongly recommended.



Council Tax Band: B



ENTRANCE PORCH

A UPVC double glazed front entrance door opens into the entrance porch, with UPVC double glazed windows to two side elevations. From the entrance porch door opens to the

ENTRANCE HALL

Which features a laminate wood floor and one double radiator.

From the entrance hall door to the

LOUNGE

13'8" 4 12'9"

The lounge features an inglenook fireplace to the chimney breast incorporating a solid fuel log-burning stove set on a matching hearth. There is a corniced ceiling with matching centre rose, one double radiator, television point and fitted carpet. UPVC double glazed French doors open directly onto the front garden.

From the lounge door to the

DINING KITCHEN

16'7" 4 10'8"

The dining kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces and a stainless steel single drainer one-and-a-half bowl sink unit with mixer tap. The inglenook fireplace houses a multi-fuel six-ring cooking range, with plumbing provided for an automatic washing machine. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls and benefits from a matching tiled floor, corniced ceiling and housing for the ideal combination boiler. Two UPVC double glazed windows overlook the rear elevation, along with a UPVC double glazed stable-style rear entrance door.

From the dining kitchen door opens to stairs leading down to the

CELLAR

Providing useful storage facilities.

From the entrance hall stairs with a fitted carpet lead to the

FIRST FLOOR LANDING

With a fitted carpet,

From the landing door opens to the

BATHROOM

The bathroom is fitted with a modern white three-piece suite incorporating a pedestal wash basin, low flush WVC and panel bath with shower unit. The room is fully tiled, with a polished wood floor and panelled ceiling incorporating inset spotlight fittings. A UPVC double glazed window is provided to the rear elevation, along with a chrome heated towel rail/radiator.

From the landing door to

BEDROOM ONE

12'9" 4 10'7" (max)

This double bedroom features a UPVC double glazed fire escape window to the front elevation, built-in wardrobe to one side of the chimney breast, one double radiator and fitted carpet.

From the landing door to

BEDROOM TWO

8'10"26'2" 4 9'4"

Bedroom two has a UPVC double glazed window to the rear elevation, one double radiator and fitted carpet.

From the landing door to

BEDROOM THREE

6'7" 4 6'1"

This single bedroom has a uPVC double glazed tilt-and-turn fire escape window to the front elevation, one double radiator and fitted carpet.

GENERAL

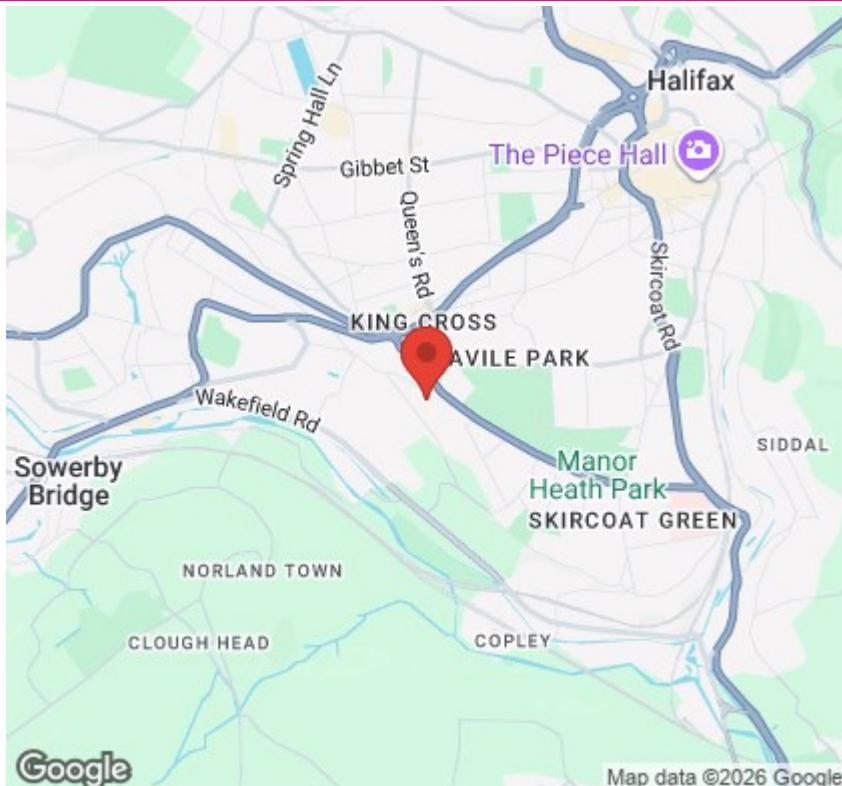
The property is constructed of stone and is surmounted by a tiled roof. It benefits from all main services including gas, water and electricity, along with UPVC double glazing and gas central heating. The property is Freehold and falls within Council Tax Band B

EXTERNAL DETAILS

To the front of the property is an enclosed garden with panoramic views and a pathway leading to the front entrance porch. To the rear is a private road providing parking facilities, along with a stone flagged pathway.

VIEWING

Viewing is strictly by appointment. Please telephone Property Kemp & Co on Halifax 349 222.



Directions

SAT NAV HX2 7EF

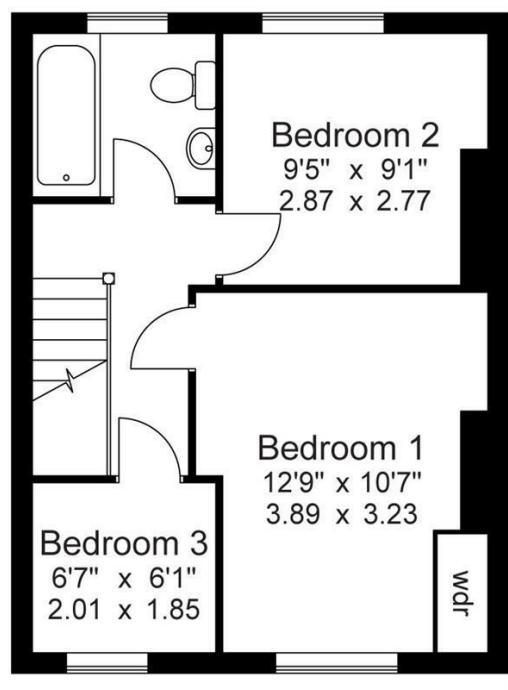
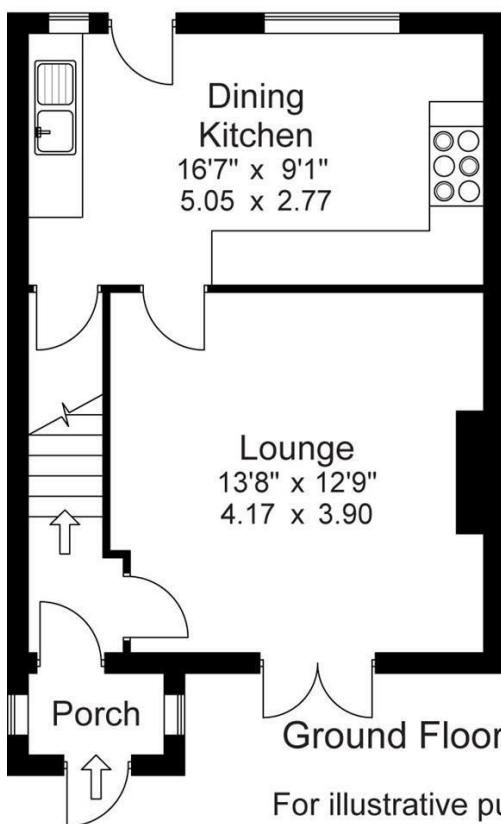
Viewings

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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 = 777 Sq. Feet
= 72.2 Sq. Metres



For illustrative purposes only. Not to scale.