



2 Ada Street, Boothtown, Halifax, HX3 6DS

£99,995

- : Popular & Convenient Location
- : Easy Access to Halifax Town Centre
- : uPVC Double Glazing
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Attractive Accommodation
- : Gas central Heating
- : Garden To The Front
- : Ideal For First Time Buyer or property Investor
- : Viewing Essential

2 Ada Street, Halifax HX3 6DS

Situated in this popular and convenient residential location, in the heart of the local amenities of Boothtown and within easy reach of Halifax town centre, lies this two bedroomed end-terrace period residence. The property provides well-proportioned accommodation comprising entrance vestibule, lounge, kitchen, cellar, 2 double bedrooms, bathroom, and garden to the front,

Constructed in stone with a blue slate roof, the property benefits from all mains services including gas, water and electricity, together with UPVC double glazing throughout and gas central heating.

The property will be of special interest to first time buyers or property investors and is being offered for sale at this realistic asking price.



Council Tax Band: A



ENTRANCE VESTIBULE

The front entrance door opens into the entrance vestibule which provides access through to the

LOUNGE

The lounge has UPVC double glazed windows to the front and side elevations, providing a light and airy feel. There is a modern electric living flame fire to the chimney breast, e two double radiators, and laminate flooring.

From the lounge through to the

KITCHEN

The kitchen is fitted with a range of modern white wall and base units with matching work surfaces incorporating a stainless steel sink unit with electric oven and a halogen hob. There is a UPVC double glazed window to the front elevation

From the kitchen door opens to cellar head with steps leading down to the

CELLAR

Keep cellar providing useful storage facilities. The cellar has power and light.

From the kitchen stairs with fitted carpet lead to the

LANDING

The first floor landing has a fitted carpet.

From the landing door to the

BATHROOM

The bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and low flush W.C. The bathroom has tiled flooring, tiled walls, a UPVC double glazed window to the front elevation, extractor fan, heated towel rail and light fitting.

From the landing door to

BEDROOM ONE

Spacious double bedroom with a UPVC double glazed window to the front elevation, double radiator and fitted carpet.

From the landing stairs with fitted carpet lead to

BEDROOM TWO

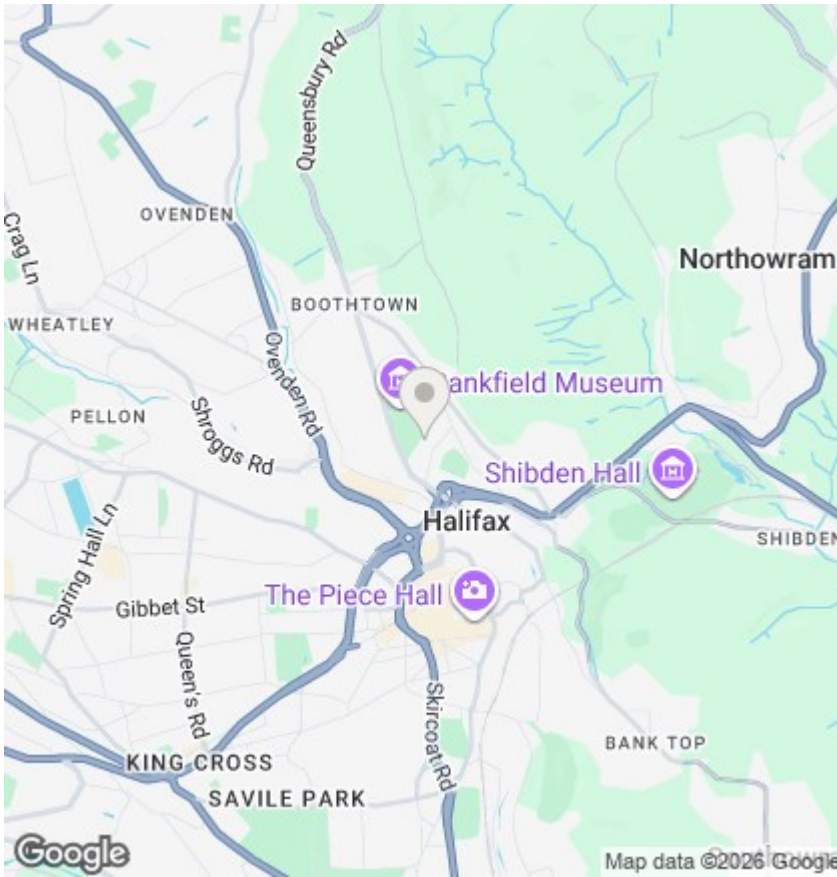
This second double bedroom has a UPVC double glazed window to the side elevation, fitted carpet, spotlight lighting and a single radiator.

GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services with the added benefit of gas central heating and uPVC double glazing.

EXTERNAL

To the front of the property there is a small garden with path leading tom the front entrance door.



Directions

HX3 6DS

Viewings

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

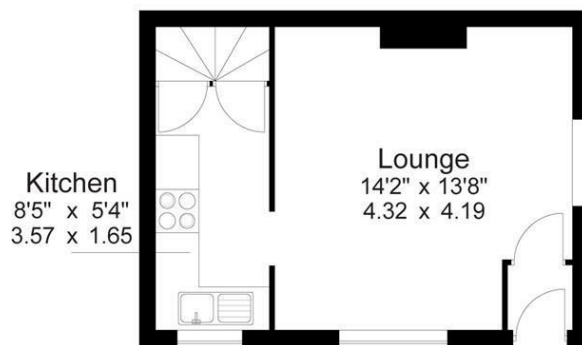
EPC Rating:

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 = 717 Sq. Feet
= 66.6 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.