

Brooklyn Albert Promenade, Halifax, HX3 OHW

Offers Over £430,000

- : Highly Desirable Location
- : 2 Reception Rooms
- : South Facing Garden
- : Close To Outstanding Schools
- : Realistically Priced
- : Spacious open period Semi Detached Residence
- : 5 Bedrooms
- : Double Garage
- : Requires Modernising
- : Early Appointment To View Strongly Recommended



# Brooklyn Albert Promenade, Halifax HX3 0HW

Situated in one of Caldendale's premier residential locations, in the heart of Savile Park on Albert Promenade, lies Brooklyn, a substantial five-bedroom semi-detached residence providing spacious family accommodation. Although the property requires modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the potential this fine period home provides.

The accommodation briefly comprises entrance vestibule, entrance hall, two reception rooms, breakfast kitchen, utility room, cellars, five bedrooms, separate V/C, separate shower room, bathroom, gardens, double garage, gas central heating and partial UPVC double glazing.

This south-facing property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, 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.

Opportunities to purchase such a spacious period residence in this sought-after location are very rare, and as such an early viewing is absolutely essential.



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Council Tax Band: E



## ENTRANCE VESTIBULE & ENTRANCE HALL

Front entrance door with stained glass panel and matching stained glass window above opens into the entrance vestibule with cornice to ceiling. From the vestibule a door opens into the spacious entrance hall with cornice to ceiling, matching archway, one double radiator, UPVC double glazed window to the side elevation and fitted carpet.

From the entrance hall a door opens to the

## LOUNGE

17'10" x 14'9"

A superb reception room with angular bay window to the front elevation incorporating new UPVC double glazed units and enjoying an attractive garden outlook, complete with window seat. Feature stone fireplace to the chimney breast with coal-effect living flame electric fire and TV/video display facilities. Further UPVC double glazed window to the side elevation provides this room with its light and spacious aspect. Ornate plaster cornice to ceiling, one double radiator and fitted carpet.

From the entrance hall door to

## DINING ROOM

14'5" x 13'9"

With UPVC double glazed window to the rear elevation, marble surround and hearth to the chimney breast, ornate cornice to ceiling, one double radiator and fitted carpet.

From the dining room a door opens to the

## BREAKFAST KITCHEN

13'4" x 11'10"

This breakfast kitchen is fitted with wall and base units incorporating matching work surfaces with stainless steel single drainer one-and-a-half bowl sink unit with mixer tap. Features include a gas Aga to the chimney breast, further modern gas cooker, and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour schemes to the remaining walls. UPVC double glazed windows to the front and side elevations. The breakfast kitchen can also be accessed from the entrance hall.

From the dining kitchen a door opens to the

## REAR ENTRANCE VESTIBULE & UTILITY ROOM

7'10" x 5'4"

From the breakfast kitchen, door to rear entrance vestibule with rear entrance door. Door to utility room fitted with a sink unit with cupboards beneath, UPVC double glazed window to the rear elevation, skylight window and Ideal central heating boiler.

From the entrance hall door opens to cellar head with steps leading down to the

## CELLARS

From the entrance hall, stairs lead down to the lower ground floor cellars.

Main Cellar 4.22m x 4.42m

With period cooking range set into the fireplace, window to the rear elevation and rear entrance door. This main cellar provides excellent storage facilities and could be converted to further living accommodation if required.

Keep Cellar 4.08m x 3.61m

With stone table, housing the electric meter.

Coal Cellar housing the gas meter.

From the entrance hall a spindled staircase leads to the

## FIRST FLOOR LANDING

With a period stained glass secondary double glazed window to the side elevation, cornice to ceiling and one double radiator.

From the landing door to

## BEDROOM ONE

12'11" x 13'9"

This spacious double bedroom has a UPVC double glazed window to the front elevation enjoying attractive open views, further UPVC double glazed window to the side elevation, one double radiator and fitted carpet.

From the landing door to the

## INNER HALL

From the landing a door opens to an inner hall with fitted cupboards providing useful storage facilities.

From the inner hall door to the

## SEPEARTE WC

Fitted with modern white low flush WC, UPVC double glazed window to the rear elevation and one single radiator.

From the inner hall door to the

## SHOWER ROOM

With modern two-piece suite incorporating low flush WC and corner shower cubicle with Mira shower unit. The shower room is half tiled with complementing wallpaper to the remaining walls and includes window to the side elevation and one single radiator.

From the inner hall door to the

## BATHROOM

This spacious suite incorporating panel bath and pedestal wash basin, UPVC double glazed window to the rear elevation, door to airing cupboard with fitted shelves, and one single radiator.

From the landing door to

## BEDROOM TWO

12'2" x 13'11"

This spacious second double bedroom has a UPVC double glazed window to the rear elevation, cornice to ceiling, one single radiator and built-in wardrobes to one side of the chimney breast.

From the landing door to

## BEDROOM THREE

13'9" x 6'7"

This single bedroom has a UPVC double glazed window to the front elevation enjoying panoramic views and one double radiator.

From the landing a door opens to stairs leading to the

## SECOND FLOOR LANDING

With door to under-eaves storage.

From the landing door to

## BEDROOM FOUR

10'3" x 13'9"

This double bedroom has a UPVC double glazed window to the front elevation again enjoying panoramic views, and access to under-eaves storage.

From the landing door to

## BEDROOM FIVE/ STORE ROOM

12'10" x 6'5"

With skylight window.

From bedroom 5/ storeroom a door opens into the

## LARGE ATTIC ROOM

13'5" x 14'5"

With exposed beams, small skylight and door to under-eaves storage. This spacious room could be converted into a bedroom, subject to obtaining the relevant building regulations and permissions.

## GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all main services including gas, water and electricity, with the added advantage of gas central heating to the ground and first floors and majority UPVC double glazing. The property is freehold and is in Council Tax Band E.

## EXTERNAL DETAILS

To the front of the property is a large south facing lawned garden with mature plants and shrubs, together with flagged path and patio area leading to the front entrance door.

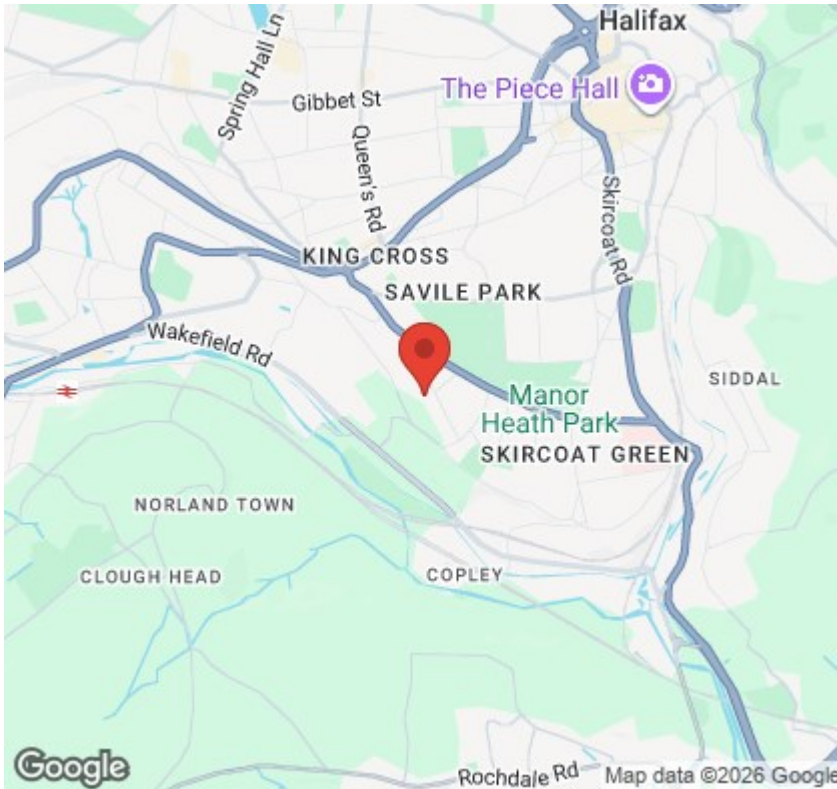
To the rear of the property there is a yard and a double garage with up-and-over door, power and light.

## VIEWING

To view, strictly by appointment.

Please telephone Kemp & Co, Halifax 349222.





**Directions**  
SAT NAV HX3 OHW

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 2167 Sq. Feet  
(Excluding Under Eaves) = 201.4 Sq. Metres



For illustrative purposes only. Not to scale.