



26 Bell Hall Terrace, Savile Park, Halifax, HX1 3EE

Offers Over £135,000

- Desirable Residential Location
- Easy Access to Halifax Town Centre
- Modern Kitchen & Bathroom
- Spacious Lounge
- Realistically Priced
- Stone Built Period Residence
- Close To Outstanding Schools
- Four Bedrooms
- uPVC Double Glazing & Gas Central Heating
- Viewing Essential

# 26 Bell Hall Terrace, Halifax HX1 3EE

Situated in one of Calderdale's premier residential locations, on the outskirts of Savile Park, lies this four bedroomed stone built terrace residence providing attractive accommodation. An internal inspection is essential to fully appreciate the accommodation provided which briefly comprises an entrance porch, lounge, fitted kitchen, cellar, four bedrooms, bathroom, uPVC double glazing, gas central heating and garden to the front. The property provides excellent access to the local amenities of Savile Park and Skircoat Green 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 in order to encourage a prompt sale and an early appointment to view is encouraged to avoid disappointment.



Council Tax Band:



## ENTRANCE PORCH

With uPVC double glazed windows to the front and side elevations, mosaic tiled floor, glass panelled door opening to the

## LOUNGE

15'0" x 12'11"

With uPVC double glazed window to the front elevation, feature inglenook fireplace with multi-fuel stove and matching tiled hearth, to one side of the fireplace is a built-in cupboard, one double radiator, one TV point and a fitted carpet.

From the Lounge a doorway leads to the

## FITTED KITCHEN

6'10" x 12'3"

Being fitted with a range of wall and base units incorporating white Belfast sink unit with mixer tap, Leisure Coolmaster multi-fuel kitchen range, the kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and exposed brick work to one wall, uPVC double glazed window to the front elevation.

From the Kitchen a door opens to the cellar head with stone steps leading down to the

## CELLAR

The cellar provides useful storage facilities, plumbed for a washing machine and houses the central heating boiler and the gas and electric meters. One single radiator.

From the Lounge a door opens to stairs with fitted carpet leading to the

## FIRST FLOOR LANDING

With fitted carpet. From the Landing a door opens to

## BEDROOM THREE

7'0" x 8'10"

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

From the Landing a door to

## BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, and a chrome heated towel rail/radiator,

From the Landing a door opens to

## BEDROOM ONE

9'0" narrowing to 7'7" x 15'0"

This double bedroom has a uPVC double glazed window to the front elevation, cornice to ceiling and polished wood floor. Door to cupboard providing excellent storage facilities.

From the First Floor Landing stairs with fitted carpet lead to the

## SECOND FLOOR LANDING

With fitted carpet. From the second floor landing door opens to

## BEDROOM FOUR

9'7" x 7'9"

With Velux double glazed skylight window, one double radiator and a fitted carpet.

From the Second Floor Landing a door opens to

## BEDROOM TWO

11'5" x 15'1"

This second double bedroom has a Velux double glazed skylight window, one double radiator and a fitted carpet, inset spotlight fittings to the ceiling.

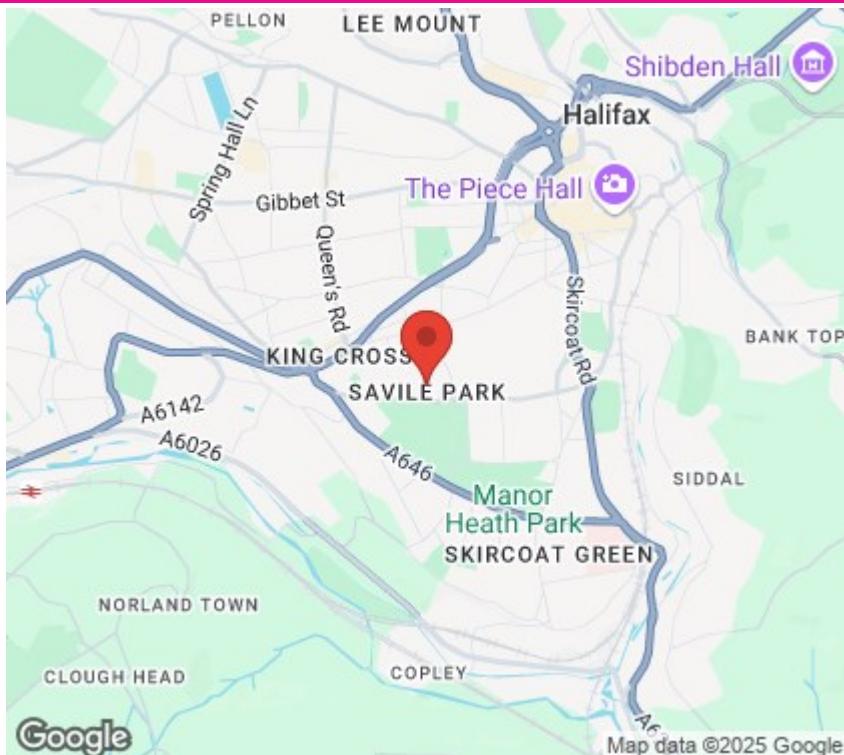
With uPVC double glazed windows to the front and side elevations, mosaic tiled floor, glass panelled door opening to the

## 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. The property is freehold and the council tax band is A.

## EXTERNAL

To the front of the property there is a garden with steps and path leading to the front entrance door.



## Directions

SAT NAV HX1 3EE

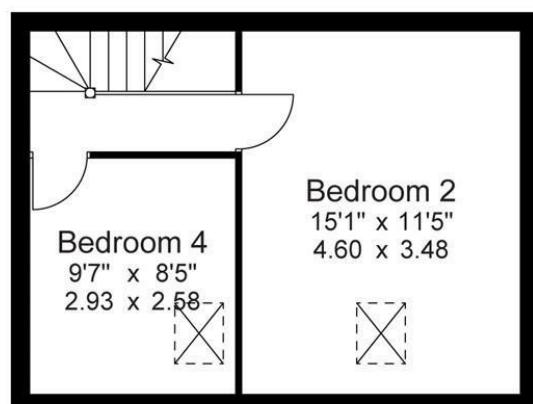
## Viewings

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

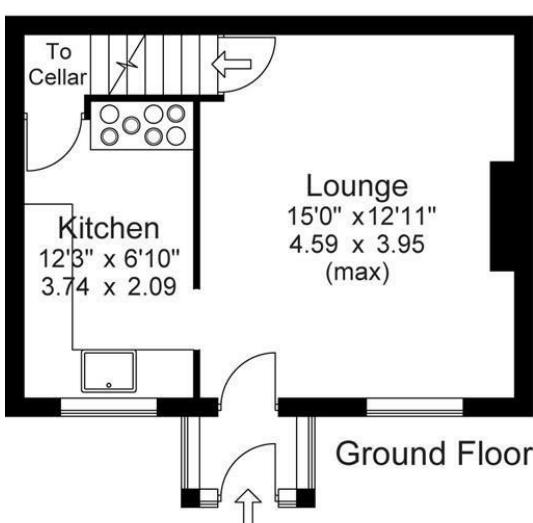
## EPC Rating:

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	

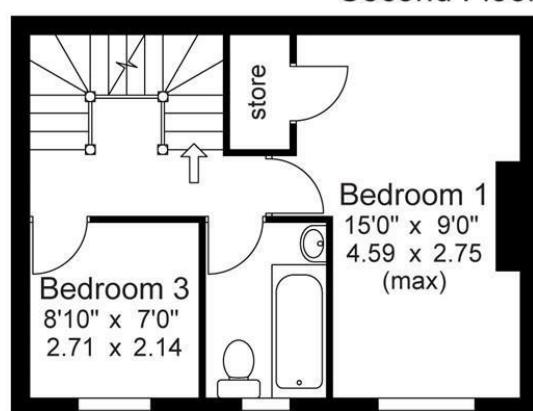
Approx Gross Floor Area = 923 Sq. Feet  
= 85.8 Sq. Metres



Second Floor



For illustrative purposes only. Not to scale.



First Floor