



24 Carlton House Terrace, Halifax, HX1 3LD

Offers Around £125,000

- : Popular & Convenient Location
- : Easy Access To Halifax Town Centre
- : Close To Outstanding Schools
- : Garden To The Rear
- : Realistically Priced
- : Stone Built Period Terraced Residence
- : Easy Access to The Local Amenities Of Savile Park, & Bell Hall
- : 3 Bedrooms
- : Requires Some Cosmetic Attention
- : Viewing Strongly Recommended

24 Carlton House Terrace, Halifax HX1 3LD

Situated in this extremely convenient and popular residential location, lies this three-bedroom, stone-built through terrace residence, which will be of special interest to a young family or property investor.

The property provides excellent access to the local amenities of Savile Park, as well as easy access to Halifax town centre, King Cross and the Trans Pennine road and rail network.

Although the property requires some cosmetic attention, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation provided.



Council Tax Band: A



ENTRANCE VESTIBULE

A UPVC double glazed front entrance door opens into the entrance vestibule with one single radiator and fitted carpet.

From the entrance vestibule door opens to the

LOUNGE

13'5" x 12'1"

With feature stone fireplace to the chimney breast extending into the alcoves, incorporating a gas fire set on a matching hearth. UPVC double glazed window to the front elevation, corniced ceiling, one double radiator, television point and fitted carpet.

From the lounge door to the

DINING KITCHEN

13'6" x 9'6"

Fitted with a range of white wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap. halogen hob with electric fan-assisted oven beneath and extractor above, plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Gas fire to the chimney breast, one double radiator, UPVC double glazed window to the rear elevation and rear entrance door.

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

CELLAR

Providing a basement cellar with power and light.

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

LANDING

With fitted carpet, radiator and access to the loft.

From the landing door to

BATHROOM

White three-piece suite incorporating pedestal wash basin, low flush W/C and panelled bath with Triton electric shower unit. The bathroom is extensively tiled around the suite with complementing d'cor to the remaining walls. UPVC double glazed window to the rear elevation, radiator and shaver point.

From the landing door to

BEDROOM ONE

13'9" x 9'11"

With built-in wardrobes to one wall with additional cupboard space above. UPVC double glazed window to the front elevation, one double radiator and fitted carpet.

From the landing door to

BEDROOM TWO

10'1" x 9'9"

With built-in wardrobes to one wall with additional cupboard space above. UPVC double glazed window to the front elevation, one double radiator and fitted carpet.

From the landing door to

BEDROOM THREE

6'2" x 5'6"

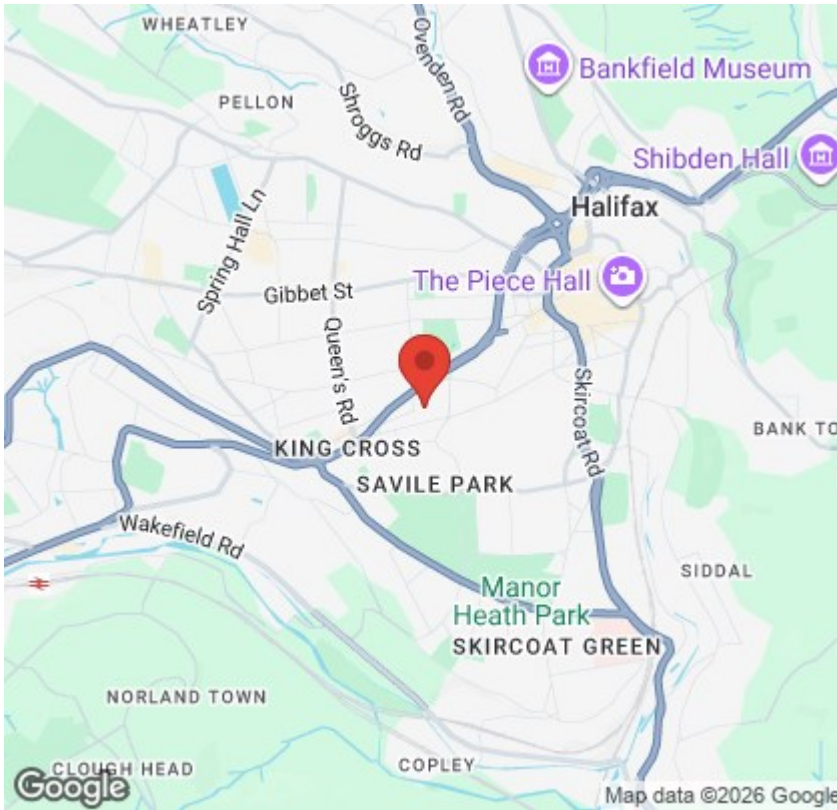
With UPVC double glazed window to the front elevation, radiator and fitted carpet.

GENERAL

The property is Freehold and is in Council Tax Band A. It benefits from all mains services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is of stone construction with a blue slate roof.

EXTERNAL

To the front of the property there is a small garden with steps and pathway leading to the front entrance. To the rear there is a lawned garden.



Directions

SAT NAV HX1 3LD

Viewings

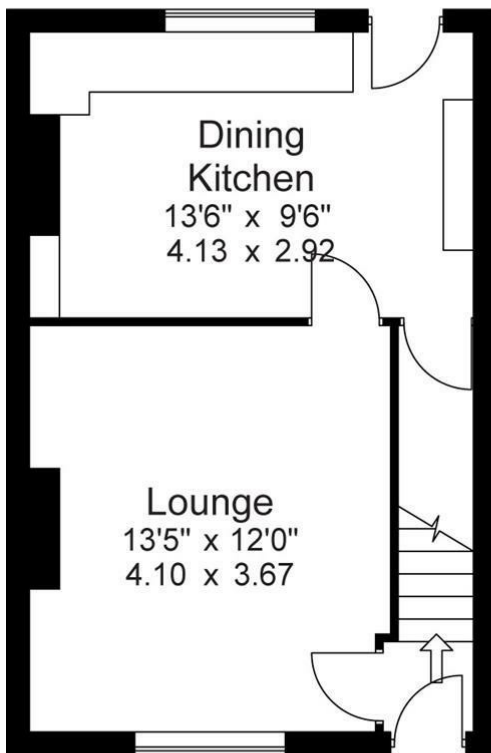
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

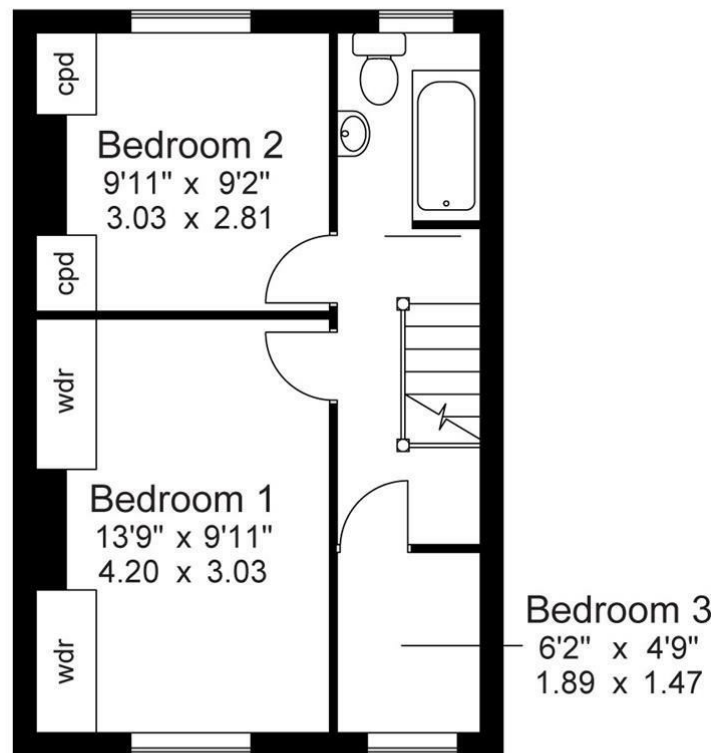
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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 = 685 Sq. Feet
= 63.7 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.