



## 29 ST. JOHN'S PLACE HALIFAX

£130,000  
FREEHOLD

Situated close to Halifax town centre, this one bedroom end terraced house offers well presented accommodation and is available with no onward chain. The property comprises a reception room, a fitted kitchen, one bedroom, and a bathroom. The layout is practical and well suited to a first-time buyer, downsizer, or investment purchaser. St. Johns Place benefits from a convenient location within easy reach of Halifax's shops, services, and transport links, providing straightforward access to the town centre and surrounding areas. Offered for sale with vacant possession and no onward chain, the property presents an excellent opportunity for buyers seeking a home in a well-connected location.

The property can also be offered with furniture and contents available by separate negotiation, making it an ideal option for first time buyers, landlords or investors looking for a ready-to-go property



• ONE BEDROOM PROPERTY • EXCELLENT TRANSPORT LINKS • WALKING DISTANCE TO THE TOWN CENTRE

## Entrance

Entering through a wooden door into the living room.

## Living Room

Spacious living room with double glazed windows to the front and side of the property, gas fire with feature surround, built in work desk, radiator, door leading to the first floor and door to:

## Kitchen

Good sized kitchen with granite work surfaces and base units. Large free standing gas cooker and gas hob, Belfast sink, plumbing for a washing machine and space for a fridge freezer. Frosted double glazed windows to the front and side of the property, space for a dining table and chairs, radiator, fully tiled flooring, extractor fan and under stairs storage with inset spotlighting.

## First Floor Landing

## Bedroom

Spacious double bedroom with double glazed window to the front of the property, feature fire place, radiator, space for free standing furniture and doors leading to the bathroom and attic room.

## Bathroom

Good sized bathroom with three piece suite including, corner bath with overhead shower and shower curtain, wash basin and WC. Frosted double glazed window to the side of the property, part tiled walls, fully tiled flooring and a radiator.

## Attic Room

The top floor room is accessed via a full staircase and benefits from a Velux window, carpeted flooring and power supply. This versatile space offers excellent development potential, subject to the necessary consents and building regulations, and could lend itself to a variety of uses such as an additional bedroom, home office, cinema room, playroom or hobby room.

## External

To the front of the property there is on street parking and steps leading up to the entrance of the property.



• COUNCIL TAX BAND • AVAILABLE WITH NO ONWARD CHAIN • BEAUTIFULLY PRESENTED • ON STREET PARKING • CLOSE TO LOCAL AMENITIES





**RECIPE FOR LOVE**  
INGREDIENTS:  
1 CUP OF ROMANCE  
1 PINCH OF HUMOR  
2 SPOONFULS OF **JOY**  
1 LB COMPATIBILITY  
3 TABLESPOONS OF **TRUST**  
1 CUP OF RESPECT  
1/2 LB OF SHARING  
1 ZEST OF **TENDERNESS**  
3/4 CUP OF **PATIENCE**




## Additional Information

**Local Authority** - Calderdale  
**Council Tax** - Band A  
**Viewings** - By Appointment  
Only

**Floor Area** - sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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# Chapters