

Chapters



**13 ROSE TERRACE, DELPH HILL
ROAD**

**£245,000
FREEHOLD**

Nestled in the charming area of Rose Terrace on Delph Hill Road, Pye Nest, this beautifully presented three bedroom mid terrace house offers a delightful blend of comfort and style. Upon entering the property, you are welcomed into a spacious dining kitchen, thoughtfully designed to provide both practicality and a welcoming heart to the home, with ample space for cooking, dining and everyday family life. Beyond, the inviting reception room offers a comfortable space for relaxing with family or entertaining guests. The property boasts three well proportioned bedrooms, providing ample space for families, guests or those seeking a home office. The bathroom is thoughtfully designed, ensuring convenience for all residents. One of the standout features of this property is the far reaching views across the valley, which can be enjoyed from various vantage points throughout the home. The property benefits from off road parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its excellent access to local amenities, making it an ideal choice for families and professionals alike. In summary, this charming mid terrace house on Delph Hill Road presents a wonderful opportunity to enjoy comfortable living in a peaceful setting while remaining close to the conveniences of Halifax. Don't miss the chance to make this lovely property your new home.



• THREE BEDROOM TERRACED PROPERTY • DESIRABLE LOCATION • PANORAMIC VIEWS
OVER THE VALLEY

Entrance

Entering through a composite stable style door into the kitchen dining room.

Kitchen Dining Room

Modern kitchen with matching wall and base units, tiled splash backs and integrated appliances such as, oven, gas hob with overhead extractor hood, dishwasher and fridge freezer. Double glazed window to the front of the property, stainless steel sink with draining board and plumbing for a washing machine. There is space for a dining table and chairs, a double glazed window to the front of the property, inset spotlighting, door leading to the cellar and a radiator.

Cellar

Storage cellar with lighting.

Living Room

Spacious living room with gas fire, built in storage cupboard, double glazed window to the rear of the property with views over the valley, double glazed glass door into the porch and staircase leading to the first floor landing.

Porch

Porch with double glazed door to the rear of the property, double glazed windows to two sides and radiator.

First Floor landing

First floor landing with doors leading to:

Bedroom One

Good sized double bedroom with double glazed window to the rear of the property, radiator and space for free standing furniture .

Bedroom Three

Bedroom with double glazed window to the front of the property and radiator.

Bathroom

Three piece bathroom suite including bath with overhead shower and glass shower screen, wash basin set to a vanity unit and WC. Frosted double glazed window to the front of the property, part tiled walls and heated towel radiator.

Second Floor



• OFF ROAD PARKING • CLOSE TO LOCAL SCHOOLS AND AMENITIES • BEAUTIFULLY PRESENTED THROUGHOUT

Bedroom Two

Double bedroom with two Velux windows, eaves storage and inset spotlighting.

External

To the front of the property there is parking for upto three cars, space for a shed and an outdoor tap. To the rear of the property there is an enclosed south facing garden with lawn, a patio and pebbled seating area with gated access Panoramic views over the countryside. Near the property there is a public footpath into the woods leading to Albert Promenade.



• ENCLOSED GARDEN TO THE REAR • COUNCIL TAX BAND B • GOOD TRANSPORT LINKS

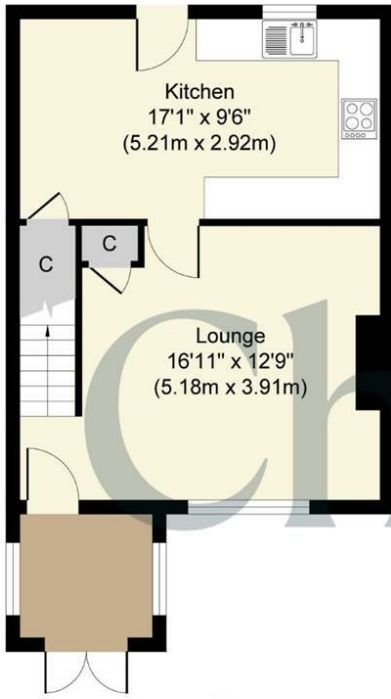




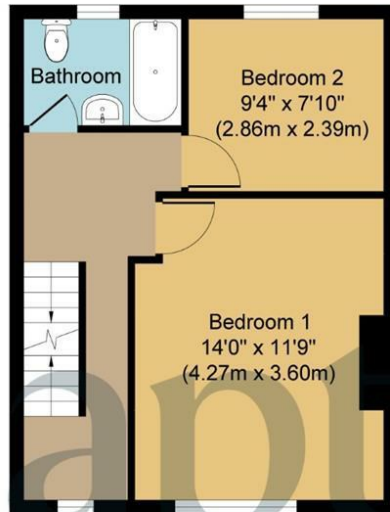
Additional Information

Local Authority - Calderdale
Council Tax - Band B
Viewings - By Appointment
Only

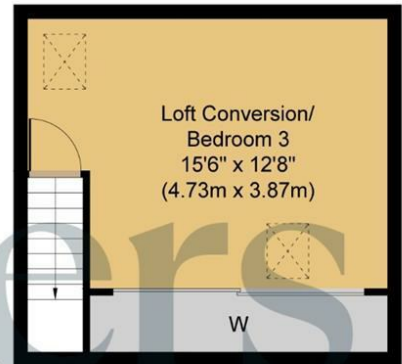
Floor Area - sq ft
Tenure - Freehold



Ground Floor
 Approximate Floor Area
 405 sq. ft
 (37.59 sq. m)



First Floor
 Approximate Floor Area
 405 sq. ft
 (37.59 sq. m)



Second Floor
 Approximate Floor Area
 405 sq. ft
 (37.59 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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