

Chapters



22 WILLOWFIELD TERRACE HALIFAX

£165,000
FREEHOLD

Nestled in the highly desirable location of Willowfield Halifax, this charming two bedroom mid terrace house presents an excellent opportunity for a variety of buyers. The property boasts a well proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms offer comfortable living spaces, ideal for small families, couples, or individuals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is its panoramic views. The property is also situated close to local schools and amenities, making it an ideal choice for those who value convenience and community. Whether you are a first time buyer, looking to downsize, or seeking an investment opportunity, this well presented terraced house is sure to meet your needs. With its appealing location and potential, this property is not to be missed.



• TWO BEDROOM MID TERRACED • PANORAMIC VIEWS • READY TO MOVE INTO • HIGHLY DESIRABLE LOCATION

Entrance

Entering through a composite door into the entrance hallway with stairs to the first floor landing and door to:

Living Room

12'10" x 11'6"

Spacious living room with feature wood burning stove, double glazed bay window to the front with views of the valley and radiator.

Kitchen

14'9" x 5'10"

Matching wall and base units with integrated appliances such as, oven, gas hob and overhead extractor hood, stainless steel sink with draining board, plumbing for a washing machine and a dishwasher, space for a fridge freezer and under stairs storage. Space for dining table and chairs, double glazed windows and Upvc door to the rear and radiator.

First Floor Landing

First floor landing with loft access point, radiator and doors leading to:

Bedroom One

14'2" x 9'7'4"

double bedroom with built in mirrored wardrobes, double glazed bay window to the front with panoramic views over the valley, feature fireplace and radiator.

Bedroom Two

7'11" x 7'7"

Double bedroom with double glazed window to the rear and radiator.

Bathroom

Three piece bathroom suite including bath and overhead shower with glass shower screen, WC and wash basin set to a vanity unit. Tiled walls, frosted double glazed window to the rear and heated towel radiator.

External

To the front there is on street parking, steps leading to the front of the property with a spacious decked seating area. To the rear is a good sized tiered garden with flagged seating area and further AstroTurf lawn.



- ON STREET PARKING • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • GOOD SIZED GARDEN



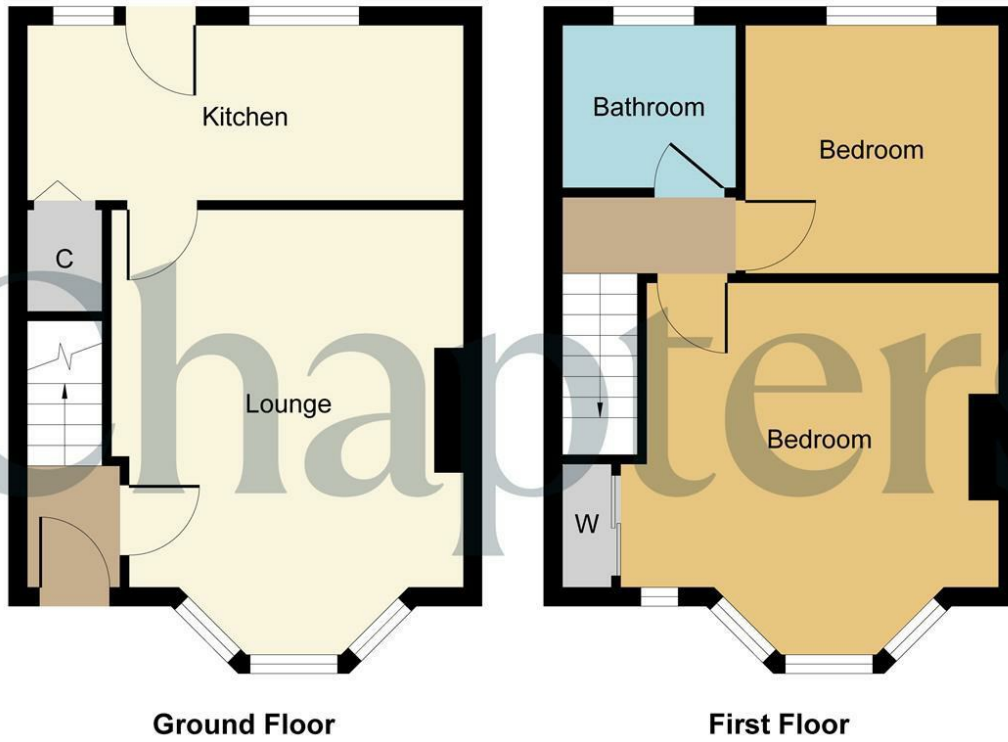




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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		89
(69-80)	C		
(55-68)	D	63	
(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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