

# Chapters



## 17 ASHFIELD TERRACE HALIFAX

£195,000  
FREEHOLD

Located in the desirable area of Greetland, Ashfield Terrace presents a stunning opportunity to acquire a fully renovated two bedroom terraced house. This beautifully presented property boasts modern finishes and a warm, inviting atmosphere, making it an ideal home for first time buyers or those looking to downsize. Upon entering, you will be greeted by a thoughtfully designed interior that maximises space and light. The ground floor features a spacious living area, perfect for relaxation and entertaining, alongside a contemporary kitchen that is both functional and stylish. The two bedrooms offer comfortable accommodation while the additional attic room provides versatile space that can be utilised as a home office, storage space or guest room. The property also benefits from a flagged low maintenance garden to the rear, providing a delightful outdoor space without the burden of extensive upkeep. With its prime location in Greetland, residents will enjoy easy access to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. This property truly represents a wonderful blend of modern living and traditional charm, making it a must see for anyone seeking a new home in Halifax.



• TWO BEDROOM TERRACED PROPERTY • DESIRABLE LOCATION • FULLY RENOVATED THROUGHOUT

## Entrance

Entering through a composite door into the kitchen.

## Kitchen

Matching wall and base units with integrated appliances such as, oven, induction hob, overhead extractor fan, dishwasher and under counter fridge. Tiled splash backs and tiled flooring, double glazed window to the front, inset spotlighting, space for a table and chairs, radiator and doors leading to:

## Utility Room

The utility room has plumbing for a washing machine, space for a tumble dryer and space for an under counter freezer. There is power, lighting and built in shelving units for storage.

## Living Room

Spacious living room with multi fuel burning stove, double glazed window and Upvc door to the rear feature panelled walls and radiator.

## First Floor Landing

The first floor landing has a loft hatch with ladder access to the attic room, built in storage cupboard, inset spotlighting, radiator and doors to:

## Bedroom One

Double bedroom with double glazed window to the rear, space for free standing furniture and radiator.

## Bedroom Two

Single bedroom with double glazed window to the front, inset spotlighting and radiator.

## Attic Room

The attic room is accessed via a loft hatch with pull down ladder and has a Velux window, radiator, power and lighting.

## Bathroom

Three piece bathroom suite including bath with overhead shower and glass shower screen, wash basin and WC. Fully tiled flooring, part tiled walls, frosted double glazed window to the front, built in storage cupboard and heated towel radiator.

## External

To the front there is an allocated parking space for one car, to the rear there is a low maintenance patio garden with gated access.



• GARDEN TO THE REAR • CLOSE TO LOCAL SCHOOLS AND AMENITIES • BEAUTIFULLY PRESETNED



• ADDITIONAL ATTIC ROOM • GOOD TRANSPORT LINKS • OFF ROAD PARKING FOR ONE CAR • EPC TO BE CONFIRMED





## Additional Information

Local Authority -  
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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