

# Chapters



**81 HEATHMOOR WAY  
HALIFAX**

**£155,000  
FREEHOLD**

Nestled in the charming area of Heathmoor Way, Halifax, this well presented terraced house offers a delightful living experience. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The inviting reception room provides a warm and welcoming space for entertaining guests. One of the standout features of this property is the off road parking along with a convenient garage, ensuring that you have ample space for your vehicles and additional storage. The house is ideally situated close to local schools and amenities, making it an excellent choice for families with children or anyone who values convenience. The surrounding area boasts a friendly community atmosphere, with easy access to shops, parks, and public transport links. In summary, this terraced house on Heathmoor Way presents a wonderful opportunity to enjoy comfortable living in a sought after location. With its appealing features and proximity to essential services, it is a property not to be missed.



• TWO BEDROOMS • OFF ROAD PARKING • GARAGE • DESIRABLE LOCATION • READY TO MOVE INTO • CLOSE TO LOCAL SCHOOLS AND AMENITIES • ENCLOSED GARDEN

## Entrance

Entering through a Upvc door into the entrance hallway. Velux double glazed window and spotlighting, stairs to the first floor landing and door to:

## Living Room

Spacious living room with feature gas fire and surround, french double doors leading to the rear of the property, under stairs storage cupboard and radiator.

## Kitchen

Matching wall and base units with tiled splash back and tiled flooring, integrated appliances such as oven, gas hob and overhead extractor hood. Stainless steel sink with draining board, plumbing for a washing machine, space for a fridge freezer and double glazed window to the front of the property.

## First Floor Landing

First floor landing with fully boarded loft via a drop down ladder, radiator and doors leading to:

## Bedroom One

8'11" x 12'11"

Double bedroom with built in wardrobes, double glazed window to the rear and radiator.

## Bedroom Two

Double bedroom with double glazed window to the front, and radiator.

## Bathroom

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

## External

To the front there is parking for upto two cars, to the side of the property there is a detached garage, and to the rear is a decked seating area with lawned garden and storage shed.









## 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		
(69-80) C		80
(55-68) D	62	
(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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