



**Blackwall, Halifax, HX1 2BE**  
**£210,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

Offering a beautiful combination of traditional features and contemporary design is this three bedroom, character property. Conveniently located for Halifax town centre, the train station and hospital and with a modern, high specification kitchen/dining/living room, lounge and bedroom with en-suite this property has plenty to offer a professional couple or family.

The accommodation, in brief, comprises: Lounge, inner hallway, kitchen/dining/living room and cloak room to the ground floor. On the first floor are two bedrooms (one with en-suite). To the second floor is bedroom three and the house bathroom with freestanding bath. Externally the property has an enclosed courtyard garden to the rear.

Energy Rating D



## Ground Floor:

### Inner Hall

Stairs to first floor.

### Cloakroom

Wash hand basin. Low flush W.C. UPVC double glazed window to rear elevation.

### Lounge 16'6" x 16'4" (5.031 x 4.994)

Log burner. Exposed beams and stone wall. Two UPVC double glazed windows to front elevation. Composite door to front elevation.

### Living Dining Room 11'7" max x 12'11" (3.531 max x 3.942)

Open to kitchen. Exposed brick wall. Designer radiator. Partially glazed roof. UPVC French doors leading to garden.

### Kitchen 14'0" x 10'3" (4.291 x 3.147)

Open to Living Dining Room. Fitted kitchen with wall and base units. Ceramic, two bowl Butler sink. Silestone work surfaces. Breakfast bar. Stoves dual fuel Range cooker (be separate negotiation). Utility cupboard with plumbing for washing machine and space for tumble dryer. Integrated dishwasher. Exposed ceiling beams. Designer radiator. Electric underfloor heating.

## First Floor:

### Landing

Stairs leading from Inner Hall. Stairs leading to second floor. Loft access. Two radiators. UPVC double glazed window to front elevation.

### Bedroom One 15'0" x 10'4" (4.596 x 3.171)

Built in wardrobes. Exposed stone wall. Radiator. Two UPVC double glazed windows to front elevation.

### Bedroom Two 10'6" x 10'5" (3.208 x 3.178)

Exposed stone wall. Radiator. UPVC double glazed window to rear elevation.

### En-Suite

Wash hand basin. Low flush W.C. Walk-in shower cubicle.

Partially tiled. Towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

## Second Floor:

### Bedroom Three 12'4" x 7'3" (3.771 x 2.227)

Currently utilised as study. Exposed ceiling beams. Door to loft store. Velux window.

### Bathroom

Wash hand basin. Low flush W.C. Freestanding bath mixer taps and shower over. Radiator. Velux window.

### Rear Garden

Enclosed patio garden.

### Council Tax Band

B

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

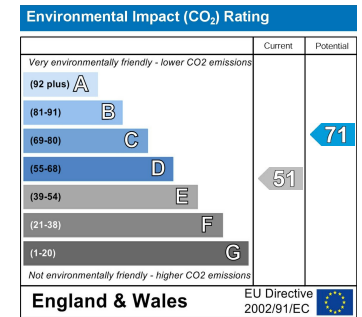
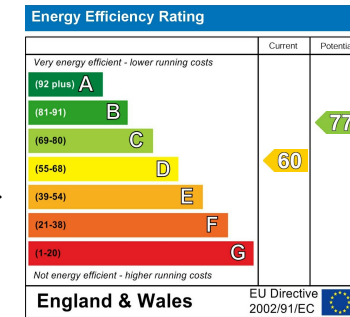
The three words designated to this property is:  
trout.rods.later

### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the

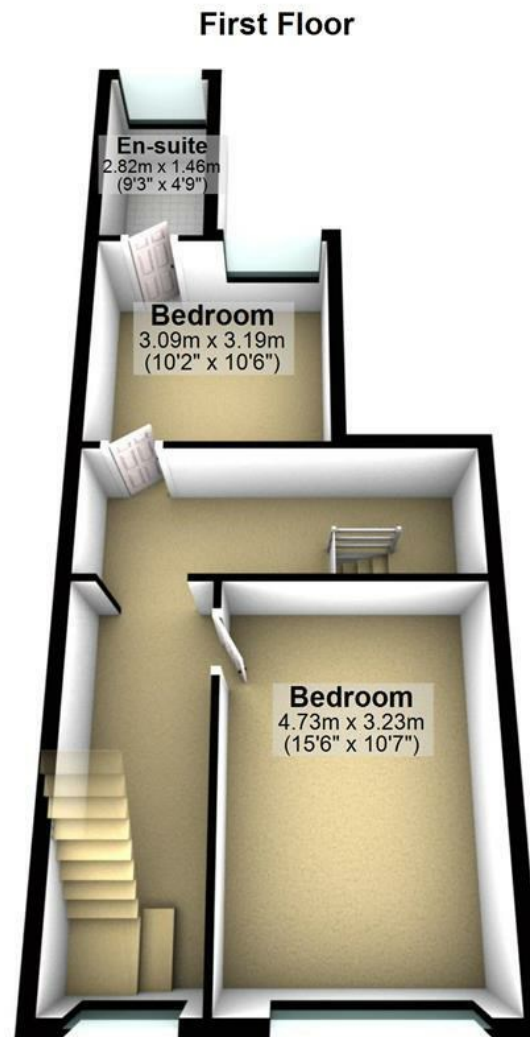
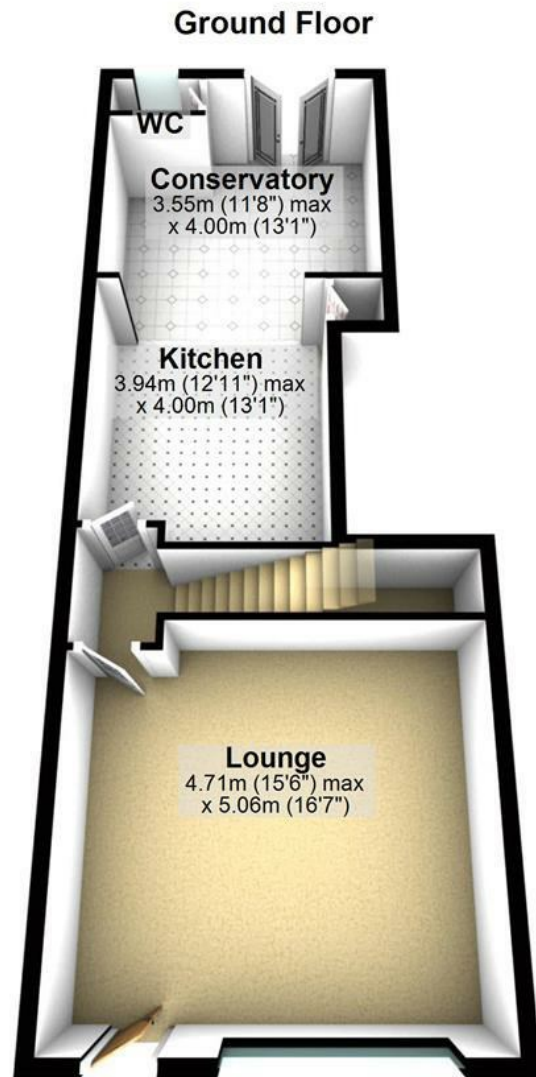
information provided has not been verified.

We are not a member of a client money protection scheme.









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