



Chester Close, Boothtown,
Offers In The Region Of £120,000

* TERRACE * TWO DOUBLE BEDROOMS * IDEAL FTB/YOUNG FAMILY/INVESTOR *
* CLOSE TO AMENITIES/TRANSPORT LINKS * GARDEN & PARKING *

This well presented two double bedroom terrace property would make an ideal purchase for a FTB/Young Couple/Investor.

Benefits from a modern fitted kitchen, GCH, DG and off street parking.

Situated on the outskirts of Halifax Town Centre which boasts amenities, shops, bus routes and Train Station nearby.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, two first floor bedrooms and a shower room.

To the outside there is a garden to the rear with a driveway providing off street parking.



Entrance Vestibule

Lounge

15'5" x 11'11" (4.70m x 3.63m)

With electric fire in fireplace, radiator and double glazed window.

Dining Kitchen

11'11" x 10'9" (3.63m x 3.28m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for dishwasher, tiled splashback, cooker, plumbing for auto washer, radiator, double glazed window, upvc door.

First Floor

loft access with pull down loft ladder to boarded loft.

Bedroom One

11'11" x 11'5" (3.63m x 3.48m)

With a useful storage cupboard, radiator and double glazed window.

Bedroom Two

11'10" x 8' (3.61m x 2.44m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, extractor fan, heated towel rail.

Exterior

To the outside there is a garden and a driveway providing off-road parking.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 2.9 miles, turn right onto Chester Rd, left onto Chester Grove, left onto Chester Close.

TENURE

FREEHOLD

COUNCIL TAX BAND

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Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 68 | | 83 |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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