



**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, gas central heating, double glazing 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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**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| A (92-100)                                  |           | A (92 plus)   |           |
| B (81-91)                                   |           | B (81-91)   |           |
| C (69-80)                                   |           | C (69-80)   |           |
| D (55-68)                                   |           | D (55-68)   |           |
| E (39-54)                                   |           | E (39-54)   |           |
| F (13-38)                                   |           | F (13-38)   |           |
| G (1-12)                                    |           | G (1-12)  |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| 68  | 83        |   |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

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