



## Vine Terrace, Halifax

- \* 2 Double bedrooms
- \* Garden
- \* Permit holders parking
- \* Original features
- \* Central heating
- \* Double glazing

**Offers In The Region Of £90,000**







**Double fronted stone terrace property set on a cobbled road with 2 double bedrooms and original features. Briefly comprising; porch, lounge, kitchen, cellar, first floor bedroom and bathroom, second floor bedroom and garden. Offering central heating, double glazing and parking for permit holders only, this property is ideally located within walking distance to Halifax Town Centre.**

#### **Entrance Porch**

Upvc external door, frosted effect double glazed widows, stone floor and glass panelled wooden door with safety lock leading into the lounge.

#### **Lounge 15' 9" x 12' 9" (4.80m x 3.88m)**

Original floor boards with insulation under, gas fire, attractive rose ceiling, radiator and double glazed window over looking the garden.

#### **Kitchen 10' 0" x 5' 8" (3.05m x 1.73m)**

A range of wall and base units, inset sink, double glazed window, radiator, electric cooker, gas hob, extractor fan, plumbing for washing machine, tiled splash backs and fitted cupboards.

#### **Cellar**

Accessed through the kitchen with shelving and storage space. There is a second cellar which leads under the road.

#### **First Floor Landing**

Radiator.

#### **Bedroom 1 15' 9" x 11' 7" (4.80m x 3.53m)**

Beautiful feature fireplace and original floor boards, radiator and double glazed window.

#### **Bathroom 9' 8" x 8' 2" (2.94m x 2.49m)**

Bath with shower over, wc, hand wash basin, lino flooring, fitted storage cupboards, frosted effect double glazed window, radiator and part tiled walls.

#### **Second Floor Bedroom 18' 7" x 15' 9" max (5.66m x 4.80m)**

Amazing room with potential for an en-suite or even to convert into two bedrooms. This room has original floor boards, beamed ceilings, single glazed Velux window, two radiators and a lovely feature fireplace.

#### **Garden**

The garden is secure and has mature trees and shrubbery, flower bed and patio area.

#### **Additional Information**

#### **Viewings**

To make an appointment to view, please contact Ami Baxter on 01422 370320 or [ami.baxter@dawsonandbaxter.co.uk](mailto:ami.baxter@dawsonandbaxter.co.uk)

#### **Solicitors**

Dawson & Baxter Estate Agents work closely with local firms of Solicitors and have built up an excellent working relationship over the years which ensures the sale to go through quickly and smoothly. Please ask a member of staff for further information.

#### **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### **Floor Plans**

Sketch Plan for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

#### **Free Valuations**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our office for a prompt and efficient service.

#### **Important Notes**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

#### **Mailing List**

Keep up to date with all our new properties, let us know your price range, the area and type of home you require by registering on our mailing list.

#### **Measurements**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

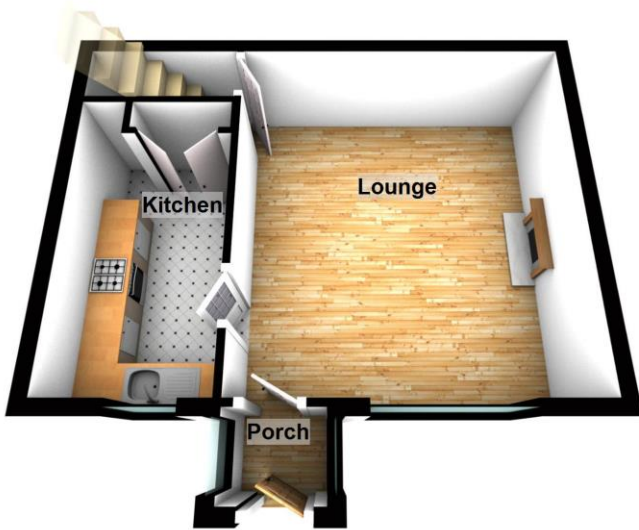
#### **Mortgage Advice**

Here at Dawson & Baxter Estate Agents we understand that getting appropriate mortgage advice is a crucial part of the home buying process. Our recommended Independent Mortgage Advisor can provide a tailored mortgage for you and has access to the full unrestricted range of products available. Your home may be repossessed if you do not keep up repayments on your mortgage. You can make an appointment in our office or even in the comfort of your own home. Please ask a member of staff for further details.

#### **Office Opening Times**

Monday to Friday 9am to 5:30pm  
Saturday 9am - 4pm  
Sunday 11am - 2pm  
Bank Holidays 11am - 2pm

**Ground Floor**  
Approx. 351.0 sq. feet



**First Floor**  
Approx. 335.8 sq. feet



**Second Floor**  
Approx. 296.4 sq. feet



Total area: approx. 983.2 sq. feet