



## 6 Pepper Hill, Halifax, HX3 7TH

Offers Over £275,000

A delightful three-bedroom double fronted Cottage situated in a popular Pepperhill area of shelf. The property offers well-proportioned living accommodation and is offered to the market in excellent decorative order.

#### Entrance Hall

Composite front door with stairs leading to the first floor and doors leading to the living room and kitchen/Diner.

#### Kitchen / Dining room

This is a good size with a fully fitted kitchen with a range of floor and wall-mounted shaker-style units. There is space for an American-style fridge freezer, and range cooker with a five-ring electric hob and stainless steel extractor fan above. Stainless steel sink with a mixer tap, UPVC window to the side of the property. There is an integrated dishwasher and tiled splashback. The kitchen has the benefit of a large Velux skylight allowing in plenty of natural light. There's also an island with storage drawers underneath and space for four stools.

#### Utility room

Tiled flooring with space for a washing machine and dryer. Storage cupboard above and a UPVC door with access to the rear of the property. There was also a door leading into the downstairs WC.

#### WC

Low-level flush WC with tile flooring and a UPVC window to the rear. Designer wash basin with a vanity storage underneath and mixer tap. There was also a door to a cupboard that is currently housing a boiler.

#### Living room

Cosy space with carpeted flooring and UPVC window reviews overlooking the garden. Inglenook fireplace with a wood burning stove, stone half and wooden surround.

#### First floor landing

Flooring and doors lead to the bedrooms and bathroom.

#### Bedroom

Double-size room with flooring and a UPVC window overlooking the front of the property.

#### Bedroom

Double-size room with carpeted flooring with UPVC window with views to the side of the Property.

#### Bedroom

Double size room with flooring and views overlooking the front of the property.

#### Bathroom

Period vinyl flooring with two wash basins and vanity storage cupboards underneath. Metro brick tiled splashback and heated chrome towel rail. Large walk-in shower cubicle with an electric wall-mounted shower with rainfall showerhead and handheld attachment. High-powered extractor fan.

#### Outside

To the front of the property, there is a fenced garden and space for an outside table and chairs.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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 quoted for guidance only as are floor plans 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 the purpose.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	