



## 7 Gaythorne Terrace, Halifax, HX3 8JS

£750

A charming mid-terrace property, offering comfortable living in the village of Hipperholme West Yorkshire. Boasting two bedrooms and ample living space, great for a couple or a small family.

#### Living room

Step into the inviting living room with plush carpeted flooring, complemented by wall-mounted energy-efficient electric radiators. The focal point is a cosy fireplace featuring a gas fire, perfect for relaxing evenings.

#### Kitchen

The kitchen has both floor and wall-mounted storage units, complete with an oven and hob. There's ample space for a fridge/freezer, along with a convenient sink and draining board. Access to the first floor and cellar is via the staircase.

#### Cellar

The property features a cellar, offering excellent storage space, equipped with power and lighting, catering to various storage needs.

#### Landing

Ascend to the landing area, providing access to the bedrooms and bathroom, ensuring convenience and privacy.

#### Bedroom

The spacious double bedroom boasts two windows allowing natural light to filter in, enhancing the ambience. Additionally, it features built-in wardrobes, optimising storage space and functionality.

#### Bedroom 2

This cosy bedroom offers comfortable carpeted flooring and a window.

#### Bathroom

Low-level flush WC, basin with vanity-style storage cupboards underneath. Shower cubicle with thermostatically mixer shower. Frosted glass window.

#### Outside

Outside, a paved space awaits, providing a perfect spot for outdoor seating or entertaining, enhancing the charm of this delightful property.

Don't miss the opportunity to make this beautifully presented property your new home. Contact us today to arrange a viewing.

#### Agent Notes & Disclaimer.

The information provided on this property 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 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

B

## EPC Rating:

E

