



41 Grantham Road, Halifax, HX3 6PL

£155,000

- Spacious Living Room
- Functional Dining Kitchen
- Private Outdoor Space
- Off-Road Parking
- Family Bathroom
- Versatile Bedrooms

41 Grantham Road, Halifax HX3 6PL

This 3-bedroom terraced house, located in a popular and convenient area of Boothtown, is a fantastic opportunity for those looking to put their own stamp on a property. Offering spacious living areas, including a large second floor bedroom area, off-road parking and a compact private rear garden.



Council Tax Band: B



Living Room: A good-sized room with a window to the front, offering natural light and potential for redecoration and modernisation to suit your style.

Dining Kitchen: The functional dining kitchen features an AEG double oven, gas hob, extractor fan with space for further appliances and dining table and chairs. It also has a wooden floor, a window to the rear garden, as well as French doors leading out onto a stone-flagged patio. The garden is enclosed on three sides, providing a secure and private outdoor space with storage shed.

Downstairs WC: A convenient downstairs cloakroom with a side window, ideal for guests.

Off-Road Parking: The property benefits from a paved front garden that provides off-road parking for one vehicle. Unrestricted on-street parking is available for additional cars.

First Floor Landing: Stairs from the living room lead to the first-floor landing, which has a side-facing window. The wooden balustrades add character.

Family Bathroom: The family bathroom, located on the first floor, features a bath with a shower rinser and a separate shower cubicle. The room is half-tiled and has a window to the rear.

Bedroom 1: A decent-sized double room at the front with a window overlooking the playing fields. The room could benefit from redecoration and new flooring

Bedroom 2: A rear-facing double bedroom with a window overlooking the garden. Like the other rooms, this bedroom has plenty of potential.

Bedroom 3: A large room on the second floor, with good ceiling height and two Velux windows. There is useful storage in the eaves and loft access.

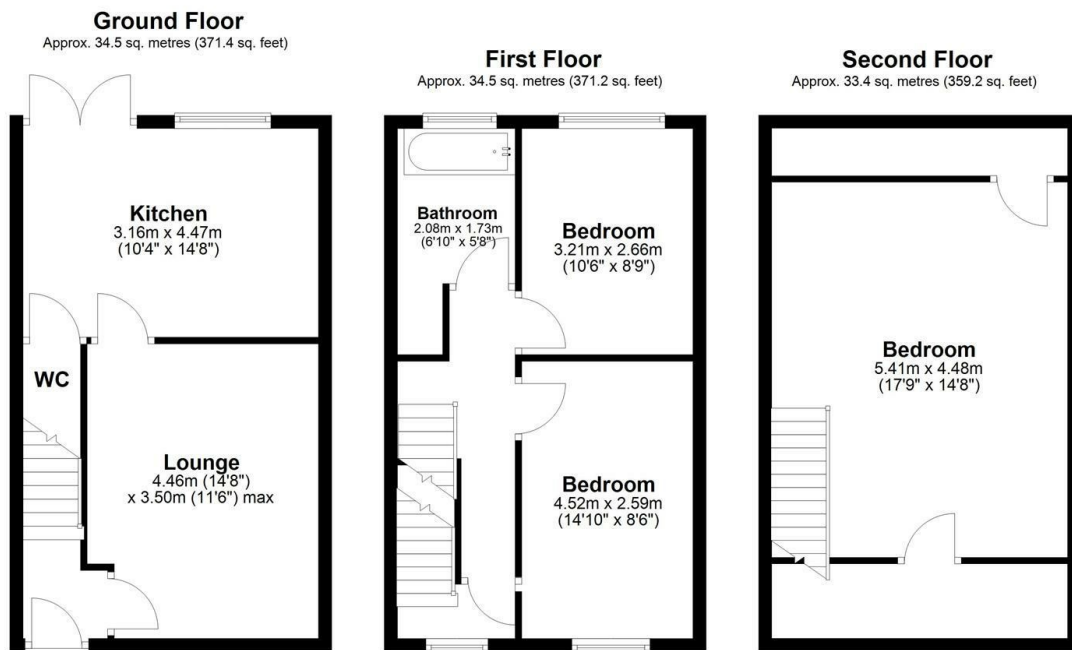
Gas Central Heating: The property has gas central heating throughout, with individual thermostats on each floor for added convenience. The boiler is located on the ground floor.

Conveniently located, Halifax town centre's many amenities are just a short distance away. Good access to public transport, with bus routes nearby offering easy connections to surrounding areas. Close to primary schools, parks and recreational areas such as the adjacent rugby football fields.

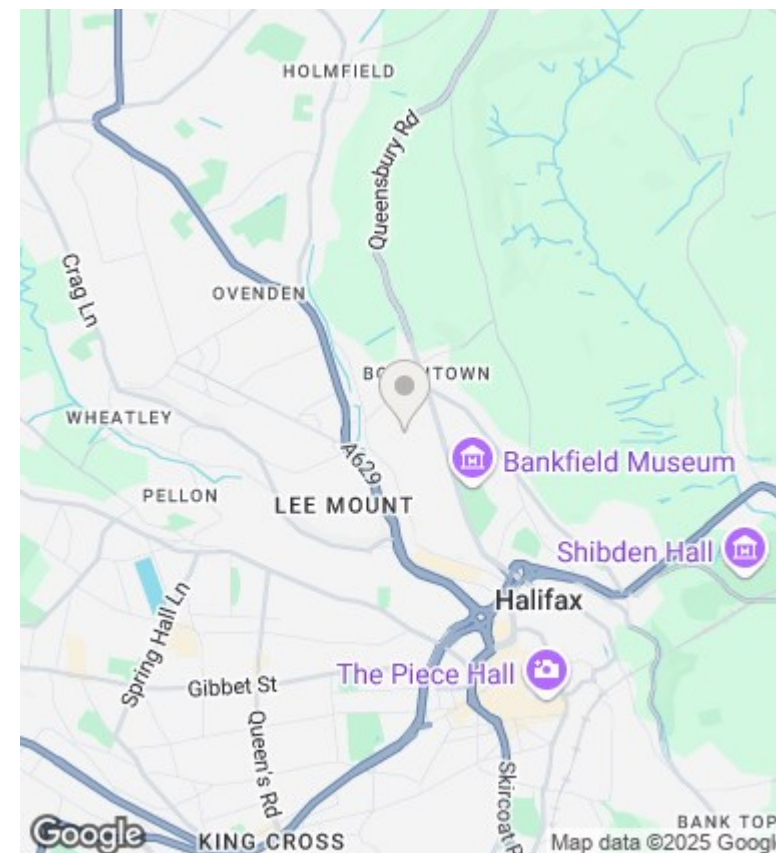
This property offers the perfect opportunity for those looking to personalise a home in a well-connected and desirable location.

Agents 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.



Total area: approx. 102.4 sq. metres (1101.8 sq. feet)



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		