



Glen Terrace | | Halifax | HX1 2YN

Asking price £165,000



SHERIDAN  
BAILEY  
PROPERTY



Glen Terrace |  
Halifax | HX1 2YN  
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3 bed stone built through terrace located close to Queens Tennis Club and Savile Park plus within easy walking distance to Halifax Town Centre.

This property offers an excellent opportunity to First Time Buyers and Investors alike, and has been modernised in a contemporary style, offering light and spacious accommodation across 3 floors. The property briefly comprises, enclosed porch, living room, family sized kitchen and cellar that requires renovation. To the first floor master bedroom, family bathroom, store room, and to the top floor two further bedrooms. Externally there is a flagged front area and enclosed yard space to the rear.

This property will not be around long, so early viewing strongly recommended.

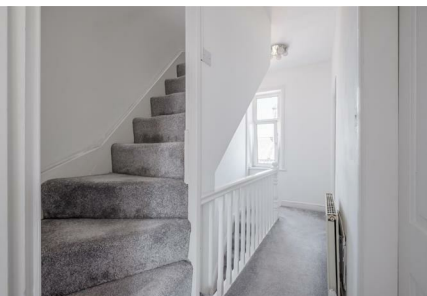
- Contemporary styled 3 bedroom property over 3 floors
- Excellent opportunity for first time buyers and Investors
- Spacious, light and well decorated throughout
- Early viewing recommended
- Modernised bathroom
- Easy access to Savile Park
- Double glazed and central heating

**Enclosed Porch**

uVPC front door with stained glass, leading to frosted glazed enclosed porch with cloaks. Glazed door leading to living room.



3 bed stone built through terrace located close to Queens Tennis Club and Savile Park. The property has been modernised in a contemporary style, and offers spacious accommodation across 3 floors. The property briefly comprises, enclosed porch, living room, family sized kitchen and cellar that requires renovation. To the first floor master bedroom, family bathroom, store room, and to the top floor two further bedrooms. Externally there is a flagged front area and enclosed yard space to the rear.



### Living Room

13'11 x 12'0 (4.24m x 3.66m)

Contemporary styled and generously sized living room with ample room for 2 large sofas and living room furniture. Large window to front elevation providing a light and airy room. Wall mounted contemporary electric fire and carpeted throughout. Glazed door off leading to hall.

### Kitchen

10'9 x 13'0 (3.28m x 3.96m)

Spacious family kitchen with large window to rear elevation again allowing an abundance of natural light. The Kitchen offers a range of matching light grey hi-gloss wall and base units with chrome handle and white worktops over and contemporary white tiled splashbacks. Alcove housing 4 burner gas hob with fitted extractor over and electric oven. Plumbing for washing machine and ample room for an American fridge freezer. Stainless steel Belfast style sink and drainer with mixer taps over. Door leading down to Cellar and further door providing access to stone steps leading down to rear yard.

### Cellar

see floorplan (see floorplan)

### Hall with staircase leading to first floor landing

### Master Bedroom

13'11 x 12'0 (4.24m x 3.66m)

Generously sized double bedroom with large feature window to front elevation. Ample space for fitted wardrobes and bedroom furniture.

### Store Room

Usual store room off landing

### Family Bathroom

8'3 x 10 (2.51m x 3.05m)

Large and contemporary styled family bathroom. Modernised by current owners and comprising double shower, large wash hand basin with vanity unit under, low level WC, black tiled flooring, black heated towel rail and fully tiled throughout.

### Staircase to second floor landing with storage spa

### Bedroom 2

12'4 x 7'10 (3.76m x 2.39m)

Another good sized double bedroom with original feature fireplace, velux window to front elevation providing a light and airy bedroom space.

### Bedroom 3

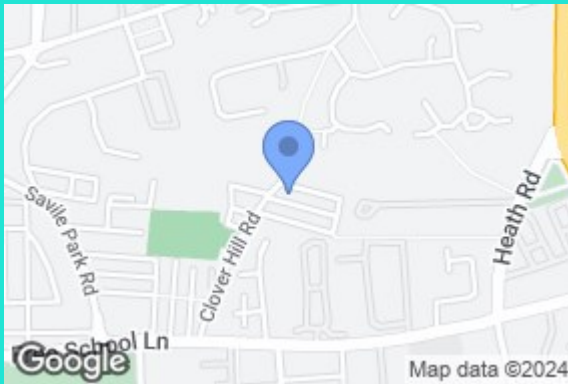
7'4 x 9 (2.24m x 2.74m)

Small Double bedroom with velux window to rear elevation

### External Areas

The entrance to the property is accessed via a wrought iron gate leading to a flagged stone area with low level stone wall and low level railings. There is ample street parking. There is a rear yard area to the property accessed from inside the house via stone steps or gated access from Glen View.



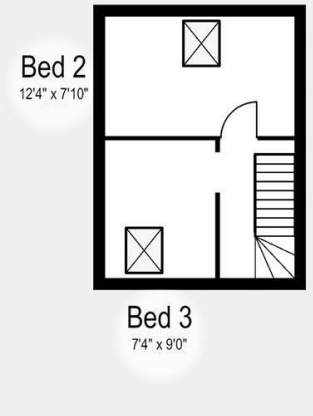
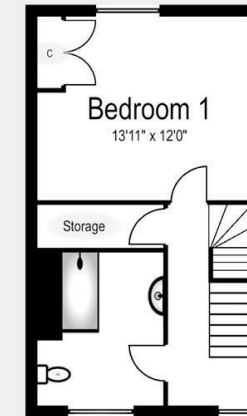
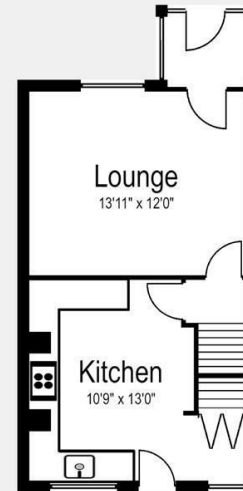
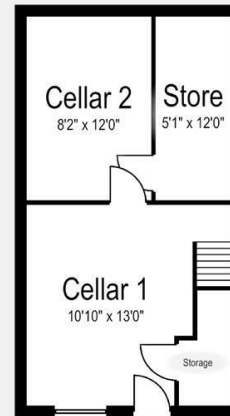


Lower Ground

Front Ground

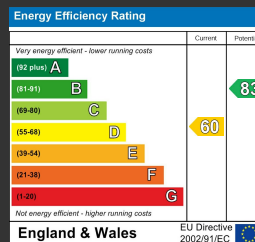
1st Floor

2nd Floor



**HX1 2YN**  
Internal - 1262ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.



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