



**Ripon Terrace, HALIFAX HX3 6NA**



**welcome to**

**Ripon Terrace, HALIFAX**

A four bedroom mid-terrace property situated in Akroyden/Boothtown is this Grade II listed spacious property. Benefitting from front & rear yards with a view over the park, Large storage cellar and Sold with No onward Chain. Call William H Brown in Halifax now to book your viewing!



### **Entrance**

Enter the property through a wood door to the front elevation into the entrance hall where there is a central heating radiator, ceiling light point and laminate flooring.

### **Lounge**

12' 10" x 11' 4" ( 3.91m x 3.45m )

Spacious lounge with a double glazed window to the front elevation, ceiling light point and a central heating radiator, electric fire and carpet flooring.

### **Kitchen**

15' 11" x 12' 7" ( 4.85m x 3.84m )

The kitchen has been fitted with a range of wall & base units with complementary work surfaces over. Incorporating a sink & drainer with a mixer tap, oven and gas hob with tiled splashbacks. There is a double glazed window and a wood door to the rear elevation, ceiling light point, a central heating radiator and stairs to the cellar. The kitchen itself has laminate flooring and ample space for dining furniture. The house boiler is located in this room.

### **First Floor Landing**

Provides access to the three bedrooms and house bathroom and holds the staircase to the second floor. Benefitting from carpet flooring and a ceiling light point.

### **Bedroom One**

15' 10" max x 9' 3" ( 4.83m max x 2.82m )

The master bedroom is located on the second floor and has ample space for a double bed and freestanding furniture and benefits from carpet flooring, a ceiling light point, a Velux window and electric radiator.

### **Bedroom Two**

12' x 9' 5" ( 3.66m x 2.87m )

The second bedroom has ample space for a double bed and freestanding furniture and benefits from carpet flooring, a ceiling light point, central heating radiator and a double glazed window to the rear elevation.

### **Bedroom Three**

9' 4" x 7' 11" ( 2.84m x 2.41m )

Benefits from carpet flooring, a ceiling light point, central heating radiator and a double glazed window to the rear elevation.

### **Bedroom Four**

12' 2" x 11' ( 3.71m x 3.35m )

Benefitting from carpet flooring, a ceiling light point, double glazed window to the front elevation and a central heating radiator.

### **Bathroom**

The house bathroom comprises of a low flush w/c, a pedestal wash hand basin and a panelled bath with a shower attachment over. With a double glazed window, Vinyl flooring, a ceiling light point and a central heating radiator.

### **Externally**

Externally the property has paved yards to the front and the rear and on-street parking is available.



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welcome to

## Ripon Terrace, HALIFAX

- \*\*OFFERS OVER £170,000\*\*
- FOUR BEDROOMS
- NO ONWARD CHAIN
- BOOTH TOWN/AKROYDEN LOCATION
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: E

offers over

**£170,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, coverings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or omission. All parties must rely on their own inspection.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX112638 - 0006

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