

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' ($3.71m \times 3.35m$) 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.





welcome to

Ripon Terrace, HALIFAX

- **OFFERS OVER £170.000**
- FOUR BEDROOMS
- NO ONWARD CHAIN
- **BOOTHTOWN/AKROYDEN LOCATION**
- **IDEAL FAMILY HOME** .

Tenure: Freehold EPC Rating: E

offers over

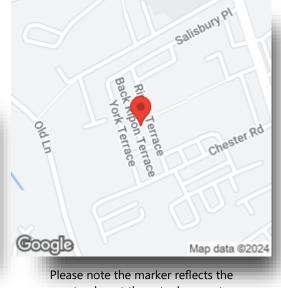
£170,000





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postcode not the actual property



Property Ref: HFX112638 - 0006

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