



**Upper Bell Hall, Halifax HX1 3EQ**



**welcome to**

## **Upper Bell Hall, Halifax**

A two bedroom mid-terrace cottage situated in the popular residential location of Savile Park close to local amenities, transport links and schools. The property benefits from a low maintenance garden, Conservatory and boasts original features and character beams throughout. Call us now to view!



## Lounge

22' 5" x 13' 10" max ( 6.83m x 4.22m max )

The spacious lounge benefits from carpet flooring, UPVC double glazed window to the front elevation, UPVC door to the rear, wall lights, character beams exposed stone walls, two gas central heating radiators. The focal point to this room is the multi fuel stove set in the mantle piece on a stone hearth.

## Kitchen

9' 6" x 7' 4" ( 2.90m x 2.24m )

The kitchen has been fitted with wall units with complementary work surfaces over and tiled splash back. The kitchen benefits from a stainless steel sink and drainer, space for and plumbing for a dishwasher, electric oven with induction hob with extractor hood over. The kitchen has tiled flooring, ceiling spotlights a UPVC door to the front, UPVC double glazed window to the front and side elevation and a central heating radiator.

## Conservatory

9' 9" x 9' 2" ( 2.97m x 2.79m )

The Conservatory benefits from stone flooring a ceiling light point, central heating radiator, UPVC double glazed window to the side and rear elevation and french doors leading out the rear.

## First Floor Landing

The first floor landing benefits from carpet flooring and a wall light.

## Bedroom 1

12' 9" max x 9' 11" ( 3.89m max x 3.02m )

Bedroom 1 master bedroom benefits from carpet flooring, UPVC double glazed window to the rear elevation a central heating radiator, character beams

## Bedroom 2

10' 6" x 9' 10" ( 3.20m x 3.00m )

Bedroom 2 benefits from carpet flooring, UPVC double glazed windows to the front elevation a central heating radiator and a character beams and a ceiling light point.

## Shower Room

The house shower room has been fitted with a modern three piece suite comprising of a walk in shower unit, a low level W/C and a vanity wash hand basin. The modern shower room benefits from tiled floor and walls, a chrome heated towel rail, ceiling spot lights and a UPVC double glazed window to the front elevation.

## Externally

Externally the property benefits from a low maintenance garden which is mainly paved and is fully enclosed ideal for sitting out during the summer months.



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welcome to

## Upper Bell Hall, Halifax

- MID TERRACE TWO BEDROOM COTTAGE
- ENCLOSED GARDEN
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS & BUYERS LOOKING TO DOWNSIZE

Tenure: Freehold EPC Rating: D

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113510 - 0004

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