



Ripon Terrace, Halifax HX3 6NA

welcome to

Ripon Terrace, Halifax

A two bedroom end-terrace family home in Akroydon with the additional benefit of a Loft room. The property also benefits from a gated driveway, garden to the rear and side and a beautiful Kitchen & Modern fitted bathroom. Call us now to book your viewing!



Basement

The basement comprises of tiled flooring and walls, low level W/c, shower, hand wash basin.

Entrance Hall

The entrance hall comprises of carpet flooring ceiling light point, gas central heating radiator, wooden door to the front elevation.

Lounge

14' 8" x 12' 6" (4.47m x 3.81m)

The lounge comprises of wood flooring, ceiling light point, fitted gas fire with wooden surround, cast iron radiator, ceiling light point, sash windows to the front elevation.

Dining Kitchen

19' 3" max x 13' 3" (5.87m max x 4.04m)

The Dining kitchen comprises of tiled flooring, ceiling light point, log burner, sash windows to the rear elevation, stable doors to the side elevation, wall and base units with Granite work surfaces over, farmhouse sink and range cooker with extractor over.

Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator.

Bedroom One

12' 9" max x 12' 6" (3.89m max x 3.81m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, sash windows to the front elevation.

Bedroom Two

13' 9" max x 12' 6" (4.19m max x 3.81m)

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, sash windows to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring and walls, ceiling light point, gas central heating radiator, sash window to the rear elevation, low level W/c, sink and vanity unit, roll top bath, walk in shower.

Loft room

19' 2" x 18' 4" (5.84m x 5.59m)

The loft bedroom comprises of carpet flooring, ceiling light point, cast iron radiator, two velux windows, beamed ceiling, exposed brickwork to the wall.

Externally

Externally the property benefits from a paved yard to the front and a gated driveway to the side. There is a paved area to the rear and side of the property with raised flower beds and this would make a perfect seating area for the Summer months.



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welcome to

Ripon Terrace, Halifax

- TWO BEDROOM PLUS LOFT ROOM END-TERRACED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- GATED DRIVEWAY
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- AKROYDON LOCATION

Tenure: Freehold EPC Rating: Exempt

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113653 - 0004

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