



**College Terrace, Halifax HX1 3BX**



**welcome to**

## **College Terrace, Halifax**

A four bedroom mid-terrace property in Savile Park, Offers Over £210,000. The property benefits from the lower ground floor been converted into a flat, close to local amenities and would make a perfect family home. Early viewings are highly recommended so call us now to book a viewing!



### **Lower Ground Floor Living Room**

10' 3" x 14' ( 3.12m x 4.27m )

With a central heating radiator and a striplight. The lower ground lounge itself has wood flooring.

### **Lower Ground Floor Kitchen**

9' 5" x 9' 7" ( 2.87m x 2.92m )

Fitted kitchen with wall and base units, complementary worksurfaces incorporating sink & drainer with an oven and electric hob. There is a striplight, a uPVC door and a double glazed window to the rear elevation.

### **Lower Ground Floor Bedroom**

11' 8" x 13' 6" ( 3.56m x 4.11m )

With a ceiling light point, a central heating radiator and a double glazed window to the rear elevation. The bedroom itself has wood flooring.

### **Lower Ground Floor En-Suite**

The lower ground floor en-suite comprises of a low flush w/c, wash hand basin and a shower. The en-suite is fully tiled.

### **Entrance Hall**

Enter the property through a uPVC door to the front elevation where there is two double glazed windows, a ceiling light point and a stone mantel.

### **Lounge**

12' 5" x 14' 1" ( 3.78m x 4.29m )

With a double glazed window to the front elevation, a ceiling light point and carpeted flooring. The lounge has an electric fire and also a fireplace with wood cladding ceiling. There is also sliding doors to the kitchen/diner area.

### **Kitchen**

13' 2" x 10' 11" ( 4.01m x 3.33m )

Fitted kitchen with wall and base units and complementary worksurfaces incorporating sink and drainer and tiled splashbacks. With a double glazed window to the rear elevation, a ceiling light point and an electric hob and oven. The kitchen itself has vinyl flooring.

### **First Floor Landing**

With a double glazed window to the rear elevation, a ceiling light point and a central heating radiator. The first floor landing itself has carpeted flooring.

### **Bedroom One**

12' 10" x 12' 6" ( 3.91m x 3.81m )

With carpeted flooring, a ceiling light point and a central heating radiator. There is a double glazed window to the front elevation and the bedroom benefits from fitted wardrobes.

### **En-Suite**

Comprising of a low flush w/c, wash hand basin and a shower cubicle. There is a ceiling light point and the en-suite has vinyl flooring.

### **Bedroom Four**

5' x 8' 7" ( 1.52m x 2.62m )

With a double glazed window to the rear elevation, a central heating radiator and a ceiling light point. The bedroom itself has wood laminate flooring.

### **House Bathroom**

Comprising of a low flush w/c, wash hand basin, panelled bath and a shower. The house bathroom also has tiled walls, a ceiling light point and vinyl flooring.

### **Attic Bedroom**

25' 4" x 13' 8" ( 7.72m x 4.17m )

With a double glazed window to the front elevation and also a velux window. There is two ceiling light points, two central heating radiators and carpeted flooring. The attic bedroom benefits from fitted storage space.

### **Externally**

Externally the property has a lawned front garden.



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## College Terrace, Halifax

- CLOSE TO LOCAL AMENITIES
- SELF CONTAINED LOWER GROUND FLOOR FLAT
- SET OUT OVER TWO FOUR FLOORS
- SPACIOUS ROOMS
- IN THE REGION OF £210,000

Tenure: Freehold EPC Rating: E

offers in the region of

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX112281 - 0004

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