


property details **approval form**

2 Salisbury Place, HALIFAX, West Yorkshire, England, HX3 6ND

Date: 07 March 2025

Property Ref and Version: HFX114120 - 0007



selling your home with us!

>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB

T 01422 362845 **E** halifax@williamhbrown.co.uk

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>> **price**

offers over £150,000.

Tenure: Freehold

>> **key features**

- > TWO BEDROOM MID-TERRACED PROPERTY
- > BOOTHTOWN AREA
- > CLOSE TO LOCAL SCHOOLS AND AMENITIES
- > ON STREET PARKING
- > TRANSPORT LINKS
- > EPC Rating: G

>> **short description**

A two-bedroom property situated in Boothtown. Located close to local amenities, schools and transport links. The property benefits from on street parking and has flower beds area to the front.

>> **long description**

William H Brown Estate Agents are delighted to bring to the market this two-bedroom Grade 11 listed property, built in 1861, located in the popular area of Boothtown. The property is part of conservation Area. The property is set out over four floors and has electric storage heaters. There are wood timber windows with some rooms having UPVC double glazed windows. This property also has a water heating tank currently disconnected gas boiler could be an option. The property is located close to local amenities and transport links The property could be sold partly furnished. Externally the property benefits from on street parking. Call now to book your viewing!

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>> room description

Entrance Hall

The Entrance Hall comprises of vinyl flooring, ceiling light point, wooden door to the front elevation.

Lounge

14' 7" x 13' 4" (4.45m x 4.06m)

The lounge comprises of tiled flooring, exposed brick walls, ceiling light point electric heater, original timber windows (timber not treated, original wood-pine floor).

Kitchen

14' 9" x 13' (4.50m x 3.96m)

The kitchen comprises of tiled flooring, exposed stone walls, base units, oven with induction hob, electric heater, exposed beams, UPVC window with Italian shutters. This has been waterproof tanked and treated timber ceiling.

Landing

The landing comprises of original pine wood flooring, ceiling light point, electric heater, UPVC window to the front elevation.

Bedroom One

16' 7" x 12' 2" (5.05m x 3.71m)

Bedroom one comprises of new wood oak floor, ceiling light point, exposed beams, with new UPVC double glazed window to the front elevation, with a 10-year guarantee. The spacious loft on top of the bedroom has potential to be converted to another bedroom.

Bedroom Two

12' 3" x 7' (3.73m x 2.13m)

Bedroom two comprises of wood flooring, ceiling light point, exposed stone walls, new UPVC double glazed window to the front elevation. The walls are equipped with fireproof walls. damp insulation of the side and back walls with soundproof insulation There is additional storage space on top of this bedroom and a small utility area in the front with shelves for storage.

Loft

Spacious loft with treated timber, storage shelves, light, fireproof walls provides opportunity to convert to another bedroom (study room). It also has a double-glazed window to the front.

Bathroom

The bathroom comprises of tiled flooring, ceiling light point, new UPVC double glazed window to the front elevation, panelled bath with shower over, low level W/c, wash basin and vanity unit. This also has double wall insulation.

Downstairs W/C

The downstairs W/c comprises of exposed stone walls and is waterproof tanked, low-level W/c, sink with vanity unit, three wall lights.

Externally

Externally the property benefits from on street parking, and flower beds to the front of the property.

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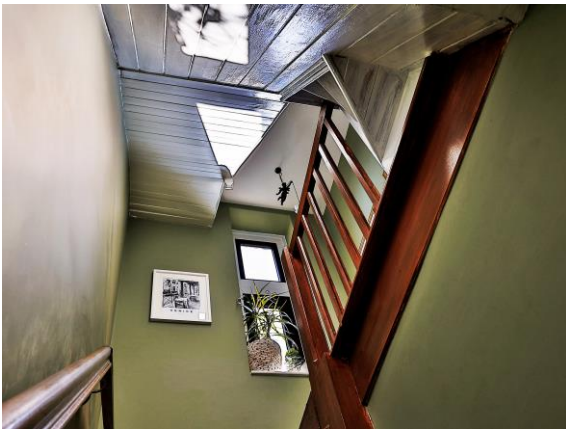
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Chad Jagger		
Mr S. Chaplin		