



Salisbury Place, HALIFAX, HX3 6ND

welcome to

Salisbury Place, HALIFAX

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.



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 provide 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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welcome to

Salisbury Place, HALIFAX

- TWO BEDROOM MID-TERRACED PROPERTY
- BOOTHTOWN AREA
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- ON STREET PARKING
- TRANSPORT LINKS

Tenure: Freehold EPC Rating: G
Council Tax Band: A

offers over

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114120 - 0010

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