



**Salisbury Place, Halifax, HX3 6ND**



**welcome to**

## **Salisbury Place, Halifax**

Grade II listed three bedroom mid-terrace property in the sought-after area of Boothtown in Halifax. Featuring yards to the front and rear and on street parking. This could be a great first time buyer opportunity. Situated within close proximity to schools & amenities. Contact us now to view.



### Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is vinyl flooring, ceiling light point and gas central heating radiator.

### Basement Room

14' 10" x 14' 6" ( 4.52m x 4.42m )

Located in the basement with two double glazed windows to the front elevation, gas central heating radiator, ceiling light point and ceiling spotlights.

### Kitchen/Diner

14' x 9' 6" ( 4.27m x 2.90m )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink with mixer tap. There are double glazed windows to the side & rear elevation, ceiling spotlights and gas central heating radiator. With a wood door to the side elevation, oven & induction hob and the kitchen itself has vinyl flooring and provides space for dining furniture if desired.

### First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

### Bedroom One

15' x 10' 7" ( 4.57m x 3.23m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has wood floor,

### Bedroom Two

11' 8" x 7' 5" ( 3.56m x 2.26m )

With wood floor, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

### Bedroom Three

11' 2" x 8' 11" ( 3.40m x 2.72m )

With gas central heating radiator, ceiling light point, wood floor and a double glazed window to the rear elevation and wood floor.

### House Bathroom

The house bathroom comprises of a three piece suite which includes a back to wall wc, wash hand basin with vanity unit and panelled bath with a shower over. With ceiling light point, gas central heating towel rail and the bathroom itself has vinyl flooring.

### Shower Room

Located on the lower ground floor is the shower room which comprises of a low level wc, wash hand basin and shower. With a gas central heating towel rail, ceiling light point and the shower room itself has tiled walls and vinyl flooring.

### Externally

To the front of the property there is on street parking and a yard with decking. To the rear is a paved yard with gated access.



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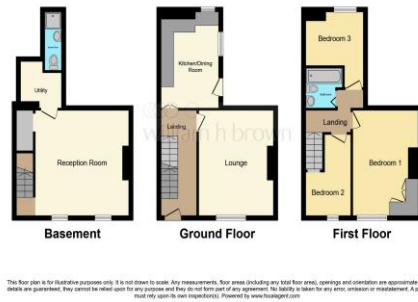


## welcome to Salisbury Place, Halifax

- \*\*\*PRICE £160,000\*\*\*
- GREAT FIRST TIME BUYER OPPORTUNITY
- GRADE II LISTED BUILDING
- YARDS TO THE FRONT & REAR
- CLOSE TO SCHOOLS & LOCAL AMENITIES

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

# £160,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX114517 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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