



**Undercliffe Terrace, Scarr Bottom Road, Halifax HX2 7DU**



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**Undercliffe Terrace, Scarr Bottom Road, Halifax**

The property is deceptively spacious and well presented throughout. Briefly comprising of four bedrooms-two with en suite, kitchen/diner, lounge, sitting room, utility/second lounge, family bathroom, workshop garden to the side and rear and on street parking.



## **Ground Floor**

### **Kitchen/Diner**

The kitchen/diner is modern in design and comprises of wooden wall and base units forming into a breakfast bar with granite worksurface and pendant lighting. Benefiting from range style cooker with extractor hood above, composite sink, integrated fridge/freezer and dishwasher, tiled flooring, ceiling light point and double glazed window and uPVC door to the front.

### **Lounge**

From the kitchen is the primary lounge and benefits from a double glazed window to the rear, electric multifuel stove, tiled flooring, ceiling light point, central heating radiator and built in storage.

### **Sitting Room**

A neutral space with characteristic wooden beams, wooden flooring, velux skylight and double glazed window to the front and rear, ceiling light point, central heating radiator and French doors to the kitchen.

## **Lower Ground Floor**

### **Utility/Lounge**

A good sized space suited for a number of uses. Currently utilised as a utility room/second lounge. Comprising of wall and base units with space/plumbing for appliances, stainless steel sink and drainer, traditional cast iron stove, ceiling spotlights, wooden beams, central heating radiator and double glazed patio doors to the rear garden.

### **Bedroom One**

Bedroom one is a double room that comprises of a double glazed window to the rear, ceiling light point, central heating radiator and door to en suite.

The en suite comprises of a corner shower cubicle with tiled splashback, wash hand basin with unit below, w/c, ceiling light point and stone flooring.

## **First Floor**

### **Bedroom Three**

Bedroom three is another double room benefiting from a double glazed window to the rear, ceiling light point, central heating radiator and wooden flooring.

The en suite comprises walk in shower with tiled splashback, wash hand basin with unit below, w/c, tiled flooring, heated towel radiator and ceiling light point.

### **Bedroom Four**

Bedroom four comprises of a double glazed window to the front, ceiling light point and central heating radiator.

### **Bathroom**

The family bathroom comprises of tiled flooring and walls, wash hand basin, w/c, free standing bath, heated towel radiator, ceiling light point and double glazed frosted window to the front.

## **Second Floor**

### **Attic Room**

The attic room comprises of wooden flooring, central heating radiator, velux skylight, and ceiling light point. This room will accommodate a double bed and usual bedroom furniture.

### **Additional/External**

To the side and rear is a south facing low maintenance garden with far reaching views and ample space for outdoor furniture. There is a workshop thats currently utilised as a gym/storage and could be suited to a number of uses. To the front is ample on street parking.



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## Undercliffe Terrace, Scarr Bottom Road Halifax

- Four Bedroom End Terrace
- Spacious and Well Presented
- Ideally Located
- Garden To Side And Rear
- On Street Parking

Tenure: Freehold EPC Rating: D

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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