



24 WESTBOURNE TERRACE SALTERHEBBLE, HALIFAX

Situated in this extremely convenient and popular location lies this two bedroomed stone built through terraced property providing accommodation which will be of special interest to the first-time buyer or property investor. The property has a spacious dining kitchen, lounge, cellar, two bedrooms, bathroom, yard to the rear uPVC double glazing and gas central heating. The property provides excellent access to Halifax town centre and the local amenities of Skircoat Green and Savile Park as well as easy access to the M62 motorway network. The property is being offered for sale at a realistic price and an early viewing will be necessary to avoid disappointment.

Price Guide: O/A £135,000

The glass panelled front entrance door opens into the

ENTRANCE VESTIBULE

With laminate wood floor and one double radiator. From the Entrance Vestibule a door opens into the

LOUNGE 11'10" x 12'3"



With uPVC double glazed window to the front elevation, feature fireplace with electric fire, one TV point, one telephone point, one double radiator and a fitted carpet.

From the Lounge a doorway through to the

DINING KITCHEN 13'9" x 11'



With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob with electric oven and grill beneath with extractor in pull-out canopy above. Feature fireplace to the chimney up breast with electric fire, uPVC double glazed window to the rear elevation, one double radiator. A glass panelled door opens into the

REAR ENTRANCE VESTIBULE

With rear entrance door.

From the Dining Kitchen a door opens to steps leading down to

BASEMENT CELLAR

Providing useful storage facilities. One double radiator.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With laminate wood floor and access to loft. From the Landing a door opens into

BEDROOM ONE 11'1" x 11'10"



With uPVC double glazed window to the front elevation, built-in wardrobes and door to walk-in cupboard housing the combination boiler. One double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO 11'2" x 8'



With uPVC double glazed window to the rear elevation, laminate wood floor, one double radiator, built-in cupboard with fitted shelf.

From the Landing a door opens into the

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Mira shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a uPVC double glazed window to the rear elevation, one double radiator and door to cylinder cupboard providing useful storage facilities.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

EXTERNAL



To the rear of the property is an enclosed stone flagged yard.

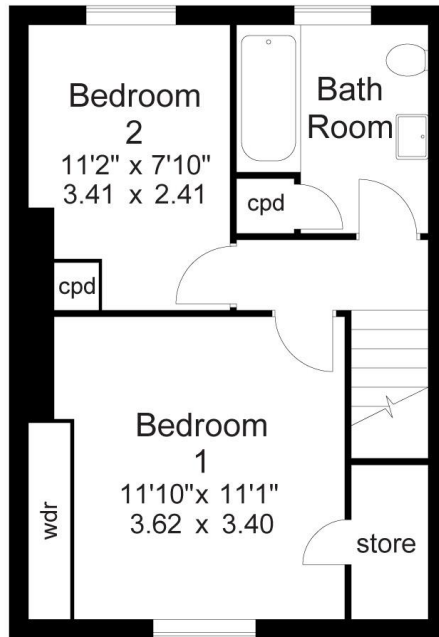
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

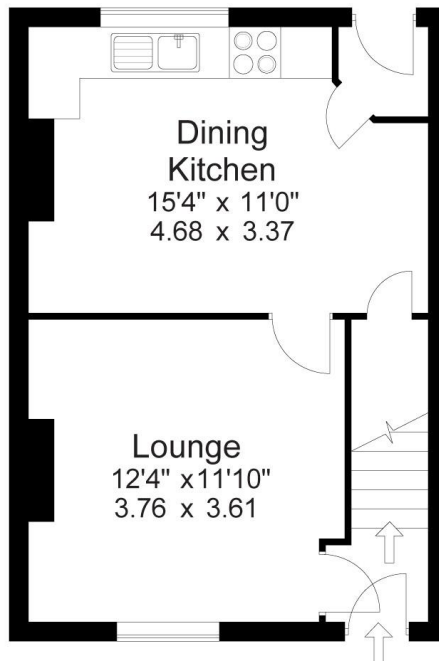
DIRECTIONS

Sat nav HX3 0PQ

Approx Gross Floor Area = 724 Sq. Feet
= 67.11 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.