



4 Heathfield Terrace, Halifax, West Yorkshire, HX3 0AD

£400,000

- : Spacious Period Residence
- : Quality Fixtures & Fittings
- : 4 Bedrooms
- : Modern Fitted Kitchen
- : Close To Outstanding Schools

- : Stunning Interior
- : Period Features
- : 2 Reception Rooms
- : Spacious Bathroom
- : Viewing Absolutely Essential

## 4 Heathfield Terrace, Halifax HX3 0AD

Situated in one of Calderdale's premier residential locations, lies this superb four bedroomed superior period terraced residence providing immaculately presented living accommodation. Just step inside this delightful property and you cannot fail to be impressed by the spacious and attractive accommodation provided by this spacious family home. The property briefly comprises of an entrance hall, two reception rooms, a modern fully fitted breakfast kitchen, basement cellars, four bedrooms, bathroom, gardens to front and rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. This truly is a very special family residence and an early appointment to view is absolutely essential to avoid disappointment.



Council Tax Band: D



### IMPRESSIVE ENTRANCE HALL

Period cornice to ceiling with matching dado rail, one double radiator with cover and a polished tiled floor.

### SITTING ROOM

20'2" x 14'7"

This delightful sitting room has a bay window to the front elevation with large uPVC double glazed windows providing this room with its light and spacious aspect and incorporating a window seat and the original wood shutters. The central feature of this charming room is the period fireplace with a coal effect living flame gas fire on a matching hearth. To one side of the fireplace there is a bespoke built-in cabinet providing access to the wall mounted TV with radiator and cover beneath. This spacious room has a period cornice, a matching centre rose and picture rail, a second radiator with cover and a fitted carpet.

From the Entrance Hall a panelled door opens into the

### DINING ROOM

13'1".13'7'9" x 13'5"

This attractive dining room has a feature period fireplace with marble inset and hearth, uPVC double glazed window to the rear elevation. To one side of the fireplace there are built-in shelves and a cupboard providing display facilities. Cornice to ceiling with matching centre rose and picture rail, one double radiator with cover and a fitted carpet.

### MODERN FULLY FITTED BREAKFAST KITCHEN

14'2" x 9'10"

This delightful breakfast kitchen is fitted with a range of wall and base units incorporating granite work surfaces and a single drainer sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above with fan assisted double electric oven and grill, Bosch integrated dishwasher and an integrated fridge freezer. This attractive kitchen has matching granite splash backs with complementing colour scheme to the remaining walls and a matching polished tiled floor. There are uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect. From the Entrance Hall a door opens to stairs leading down to the

### BASEMENT

With door to

### KEEP CELLAR

With fitted shelves providing useful storage facilities and housing the gas and electric meters.

### MAIN UTILITY CELLAR

With a bay window to the front elevation with uPVC double glazed tilt and turn windows, Ideal Logik combination boiler, plumbing for an automatic washing machine, white enamel Belfast sink unit, one TV point, one double radiator, power and light. Door to cupboard providing useful storage facilities.

### CELLAR

With uPVC double glazed window to the rear elevation, stone flagged floor, power, and light. This cellar provides excellent storage and a workshop.

### KEEP CELLAR

Providing additional storage facilities.

### HALF LANDING

With fitted carpet, door to

### SEPARATE TOILET

With modern white two-piece suite comprising pedestal wash basin and low flush W/C. The separate toilet is partially panelled with complementing colour scheme above, has a uPVC double glazed window to the side elevation and a tiled floor.

### BATHROOM

With modern white four-piece suite comprising pedestal wash basin, low flush W/C, Victorian style roll top claw foot bath with mixer shower tap, and a large walk-in shower cubicle with rainfall shower unit. This superb bathroom is extensively panelled around the suite with complementing colour scheme to the remaining walls with marble tiles around the shower, and a matching tiled floor. Double doors open to cupboard with fitted shelves providing useful storage facilities, uPVC double glazed window to the side elevation, one single radiator and a heated towel rail.

### MAIN LANDING

With Victorian circular skylight, and doors to under the stair's storage facilities. From the Landing a panelled door opens into

### BEDROOM TWO

14'6" x 12'5"

This delightful spacious double bedroom has fitted bedroom furniture to the length of one wall incorporating wardrobes, there are uPVC double glazed windows to the rear elevation, cornice to ceiling with matching dado rail, one double radiator and a fitted carpet.

### MASTER BEDROOM

15'7" x 11'6"

This spacious double bedroom has wardrobes to either side of the chimney breast and a large sectional uPVC double glazed window to the front elevation enjoying an attractive garden outlook. Cornice to ceiling, one double radiator and a fitted carpet.

### BEDROOM THREE

10'9" x 6'11"

This single bedroom has a uPVC double glazed sectional window to the front elevation enjoying an attractive garden outlook, cornice to ceiling, one double radiator and a fitted carpet.

### SECOND FLOOR LANDING

With uPVC double glazed dormer window, door to under the eave's storage facilities, one double radiator and a fitted carpet.

### BEDROOM FOUR

20'9" x 10'5"

This bedroom is presently used as a sitting room, and has beams to the ceiling, a uPVC double glazed dormer window to the rear elevation, door to under the eave's storage, one double radiator and a fitted carpet.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof to the front and a stone slate roof to the rear. It has the benefit of all mains services with the added benefit of uPVC double glazing and gas central heating throughout. It is Freehold and is in Council Tax Band D

### EXTERNAL

To the front of the property there is a lawned garden with a tarmac drive providing off road parking facilities for the residents of Heathfield Terrace and there are mature plants and shrubs. There is a flagged patio area and steps to the front entrance door. To the rear of the property there is an enclosed courtyard garden with an Indian stone flagged patio area with mature plants and shrubs.

### TO VIEW

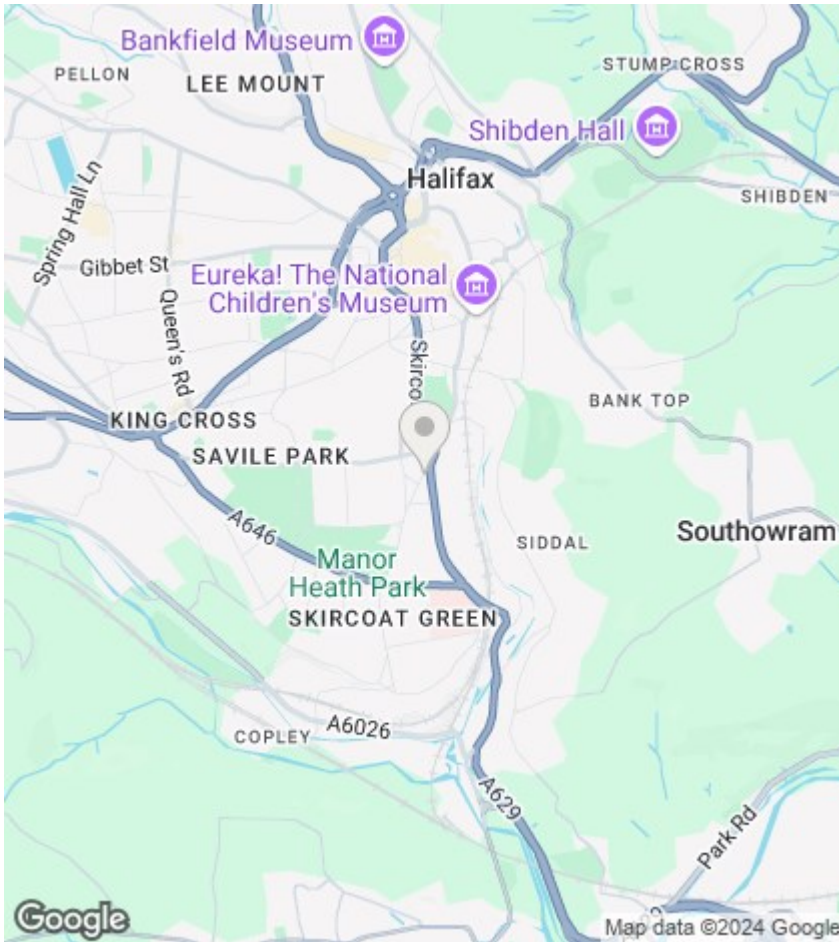
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

Sat Nav HX3 OAD







## Directions

SAT NAV HX3 OAD

## Viewings

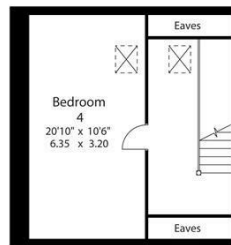
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## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		48	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1954 Sq. Feet  
= 181.6 Sq. Metres



Second Floor



Ground Floor

For illustrative purposes only. Not to scale.