



23 Bell Hall Terrace, Savile Park, Halifax, West Yorkshire, HX1 3EE

Offers Over £135,000

- : Popular & Convenient Location
- : Close To Outstanding Schools
- : Spacious Lounge
- : 2 Double Bedrooms
- : Realistically Priced
- : Traditional Terraced Residence
- : Easy Access to Halifax Town Centre
- : Modern Kitchen & Bathroom
- : Ideal For a First Time Buyer or Property Investor
- : Viewing Essential



## 23 Bell Hall Terrace, Halifax HX1 3EE

Situated in this extremely popular and convenient residential location lies this two bedroomed back to back terraced residence providing extremely attractive and deceptively spacious accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises a spacious lounge, modern fitted kitchen, basement cellar, two double bedrooms, a modern bathroom, garden to front, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, 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. The property is being sold at this realistic asking price and will be of special interest to the first time buyer or property investor. An internal inspection is absolutely essential to fully appreciate the accommodation provided.



Council Tax Band: A



### ENTRANCE PORCH

A period leaded and stained glass entrance door opens into the Entrance Porch with uPVC double glazed windows to the front and side elevations. A door opens into the

### LOUNGE

With uPVC double glazed window to the front elevation with colonial style blinds, feature period fireplace to the chimney breast with open fire and matching hearth, with fitted shelves to one side, cornice to ceiling with matching centre rose and picture rail, one double radiator, one TV point and a fitted carpet.

From the Lounge a door opens to the

### KITCHEN

With modern wall and base units incorporating solid wood work surfaces with a single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above with fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed window to the front elevation with colonial style blinds, built-in cupboards with fitted drawers providing useful storage facilities.

From the Kitchen stairs lead down to the

### BASEMENT CELLAR

With plumbing for a washing machine and power point for dryer. It has a uPVC double glazed window to the front elevation and a uPVC double glazed entrance door accessing the front garden. It houses the gas and electric meters and provides useful storage facilities.

From the Lounge a door opens to stairs with fitted carpet leading to

### FIRST FLOOR LANDING

With fitted carpet. From the Landing a door opens to

### BATHROOM

With modern white four piece suite comprising pedestal wash basin, low flush WC, panelled bath and fully tiled shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, cornice to ceiling, chrome heated towel rail, inset spotlights and an extractor fan.

From the Landing a door opens to

### BEDROOM ONE

This spacious double bedroom has a uPVC double glazed window to the front elevation with colonial style blinds, built-in wardrobes to one side of the chimney breast with cupboards and drawers, one double radiator, one TV point and a fitted carpet.

From the Landing a door opens to stairs with fitted carpet leading to

### BEDROOM TWO

This DOUBLE dormer bedroom has a uPVC double glazed window to the front elevation, one double radiator and one TV point, door to under the eaves storage and a fitted carpet.

### GENERAL

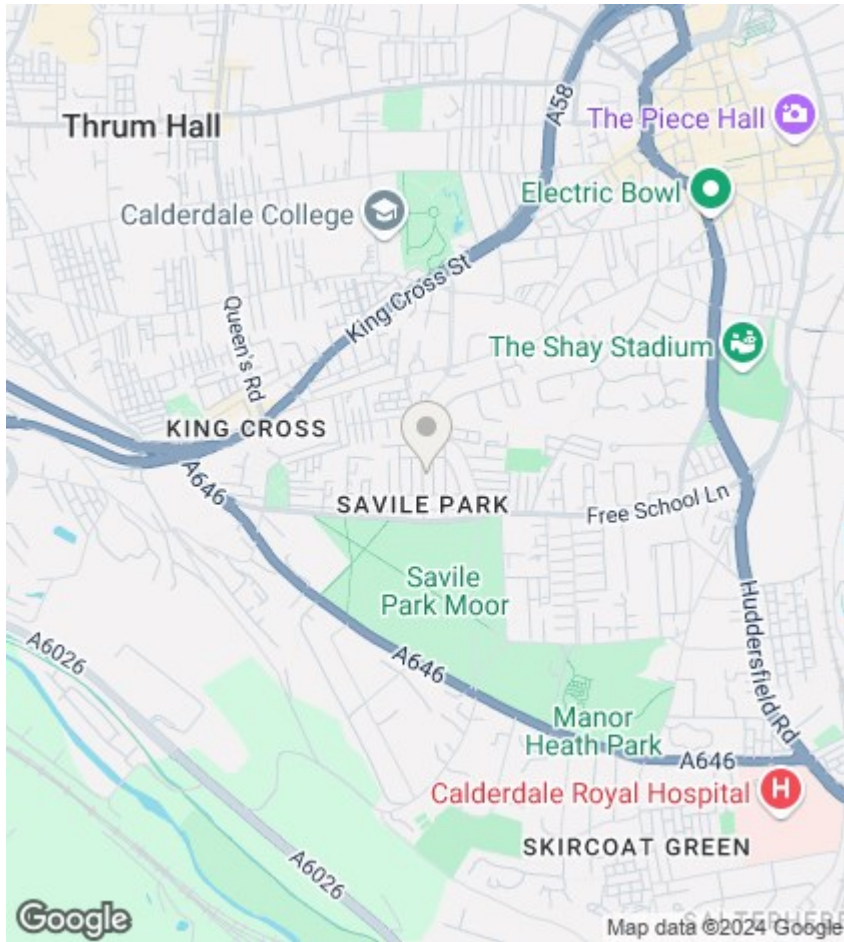
The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band A.

### EXTERNAL

To the front of the property there is a garden with path leading to the front entrance door and steps down to the basement cellar.

### TO VIEW

Please telephone [property@kemp&co](mailto:property@kemp&co) on 01422 349222



## Directions

SAT NAV HX1 3EE

## Viewings

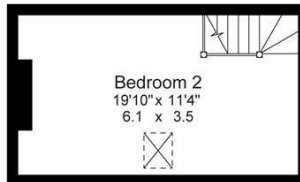
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

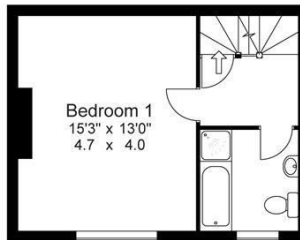
E

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

Approx Gross Floor Area = 840 Sq. Feet  
= 78.1 Sq. Metres



Second Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.