



15 Jubilee Street North, Halifax, HX3 6QY

Offers In The Region Of £130,000

- : Attractive Accommodation
- : 2 Double Bedrooms
- : Yard To The Rear & Off Road Parking
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Stone Built End Terrace
- : 2 Bathrooms
- : Basement Utility Room
- : Ideal For First Time Buyer or Property Investor
- : Viewing Essential



## 15 Jubilee Street North, Halifax HX3 6QY

Situated in this extremely popular and convenient residential location lies this stone built through terraced residence providing attractive two bedroomed accommodation. The property briefly comprises of an entrance porch, lounge, dining kitchen, basement cellar, two double bedrooms, one with en suite shower room, spacious modern bathroom, small walled garden to the front with yard and off road parking to the rear, uPVC double glazing, and gas central heating. The property provides excellent access to the local amenities of Ovenden, Holmfield, and Ilkley as well as easy access to outstanding schools and Halifax town centre. The property will be of special interest to the first time buyer or property investor and an early appointment to view is strongly recommended.



Council Tax Band: A



#### ENTRANCE PORCH

With uPVC double glazed windows to three elevations, door to

#### LOUNGE

13'2" x 12'9"

With large uPVC double glazed window to the front elevation, inset pebble effect living flame gas fire to chimney breast, cornice to ceiling, one TV point, one double radiator and a fitted carpet.

From the Lounge a door opens to the

#### SMALL INNER HALL

One double radiator and a fitted carpet. Door to

#### KITCHEN

10'0" x 10'4"

Being fully fitted with a range of modern wall and base units incorporating matching wood work surfaces with single drainer sink unit with mixer tap, four ring halogen hob with extractor in canopy above and fan assisted electric oven and grill beneath, integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one double radiator, uPVC double glazed rear entrance door.

From the Kitchen a door opens to cellar head with steps with fitted carpet leading down to the

#### BASEMENT UTILITY ROOM

With white enamel sink unit with mixer tap, plumbing for washing machine, power and light.

From the Inner Hall stairs with fitted carpet lead to the

#### FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, from the Landing a door opens to the

#### BATHROOM

12'9" x 7'5"

With white three piece suite comprising pedestal wash basin, low flush W/C and panelled bath with mixer shower tap. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, cornice to ceiling, one double radiator and an extractor fan.

From the Landing a door opens

#### BEDROOM ONE

12'10" x 13'1"

With uPVC double glazed window to the front elevation. This spacious double bedroom has sliding mirrored doors opening to wardrobes to the length of one wall, one double radiator and a fitted carpet.

From the Landing stairs with fitted carpet lead to

#### BEDROOM TWO

11'6" x 10'10"

With uPVC double glazed window to the side elevation, one double radiator and a fitted carpet. Double doors to under the eaves storage facilities.

From the Bedroom a door opens into

#### EN SUITE SHOWER ROOM

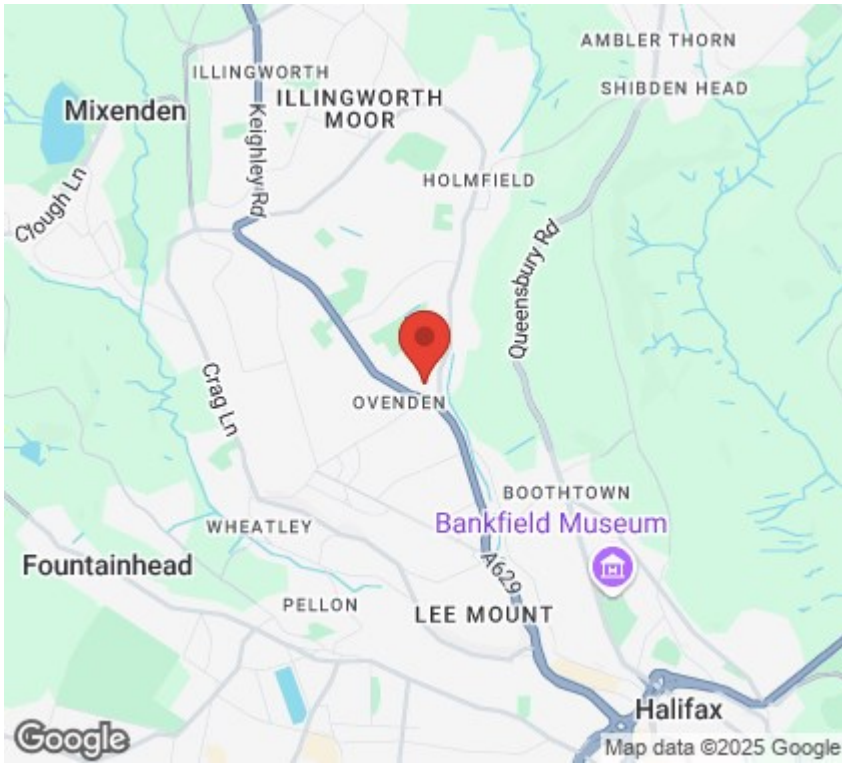
With white three piece suite comprising pedestal wash basin, low flush W/C and fully tiled shower cubicle with Mira shower unit. The en suite has a Velux double glazed skylight window and one double radiator.

#### GENERAL

The property is constructed of stone and has 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 is in council tax band A

#### EXTERNAL

to the front of the property is a small walled garden and path leading to the front entrance door. To the rear of the property there is a flagged yard and parking for 2 vehicles.



**Directions**  
SAT NAV HX3 6QY

**Viewings**

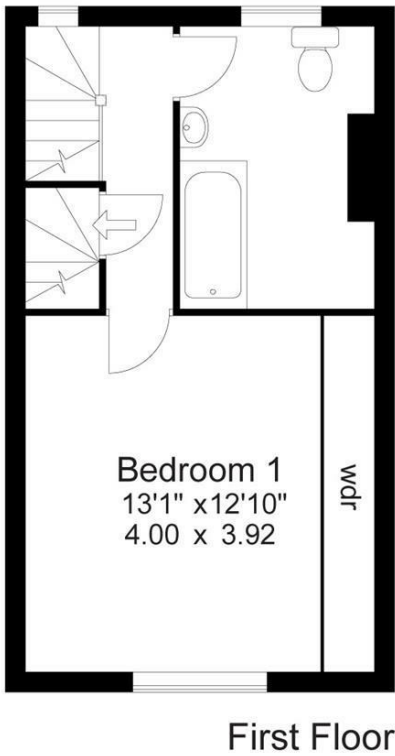
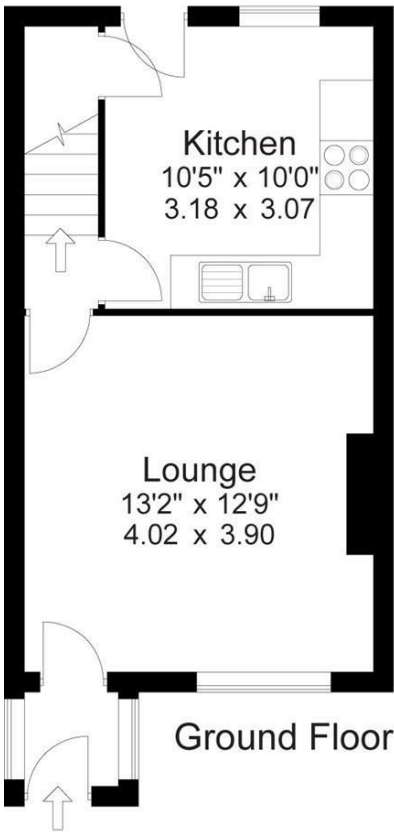
Viewings by arrangement only. Call 01422 349222 to make an appointment.

**EPC Rating:**

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 844 Sq. Feet  
= 78.4 Sq. Metres



For illustrative purposes only. Not to scale.