



5 Exeter Street, Salterhebble, Halifax, HX3 OPU

Offers Around £95,000

- : Popular & Convenient Location
- : Attractive Accommodation
- : Close To The Local Amenities Of Skircoat Green
- : uPVC Double Glazing
- : Realistically Priced
- : Back To Back Terraced Property
- : Ideal For First Time Buyer Or Property Investor
- : Easy Access to Halifax Town centre & M62
- : Gas Central Heating
- : Viewing Strongly Recommended

5 Exeter Street, Halifax HX3 0PU

This delightful home enjoys excellent access to a range of local amenities including Skircoat Green and Savile Park. It is also conveniently located for Calderdale Royal Hospital, Halifax Town Centre, and the Trans-Pennine road and rail network linking major business centres such as Manchester and Leeds.

The property is offered for sale at a realistic asking price to encourage a prompt sale. This is a rare opportunity to acquire a charming one-bedroom, back-to-back stone-built terrace residence, ideally situated in an extremely popular and convenient residential location.



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Council Tax Band: A



ENTRANCE VESTIBULE

Front entrance door opens into a welcoming vestibule with a double radiator.

From the entrance vestibule a door opens into the

LOUNGE & KITCHEN

14'2" x 14'5"

The open-plan living area includes a fitted kitchen with a range of base units, matching work surfaces, a stainless steel single-radius sink with mixer tap, a four-ring halogen hob with electric oven and grill beneath and plumbing for an automatic washer. The lounge features a UPVC double-glazed window to the front elevation, a gas fire set into the chimney breast, laminate wood flooring, one double radiator, and houses the central heating boiler. The stand-alone fridge is included.

From the Living room door opens to cellar head with steps down to the

CELLAR

This useful keep cellar has a stone-flagged floor, power, and light, and provides useful storage

From the Entrance Vestibule stairs with a fitted carpet lead to the

FIRST FLOOR LANDING

loft access and a fitted carpet.

From the landing door opens to

BEDROOM ONE

14'7" x 8'9"

Spacious double bedroom with UPVC double-glazed window to the front, picture rail, one double radiator, and laminate wood flooring.

From the landing door opens to

BATHROOM

7'7" x 7'10"

This spacious bathroom has a modern white three-piece suite incorporating pedestal wash basin, low-flush VWC, and panelled bath with Mira shower unit above. The bathroom is attractively tiled and panelled around the suite, complemented by a tasteful colour scheme on the remaining walls. Also includes a UPVC double-glazed window, a cylinder cupboard with fitted shelves, one double radiator, and laminate flooring.

GENERAL

The property is constructed of stone with a blue slate roof and benefits from all mains services (gas, water, and electric), UPVC double glazing, and gas central heating. It is Freehold and is in Council Tax Band A.



Directions

SAT NAV HX3 0PU

Viewings

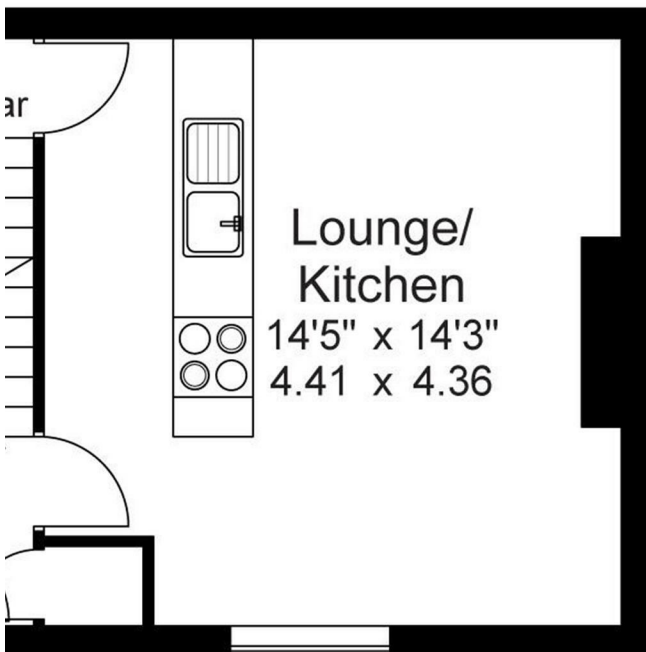
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

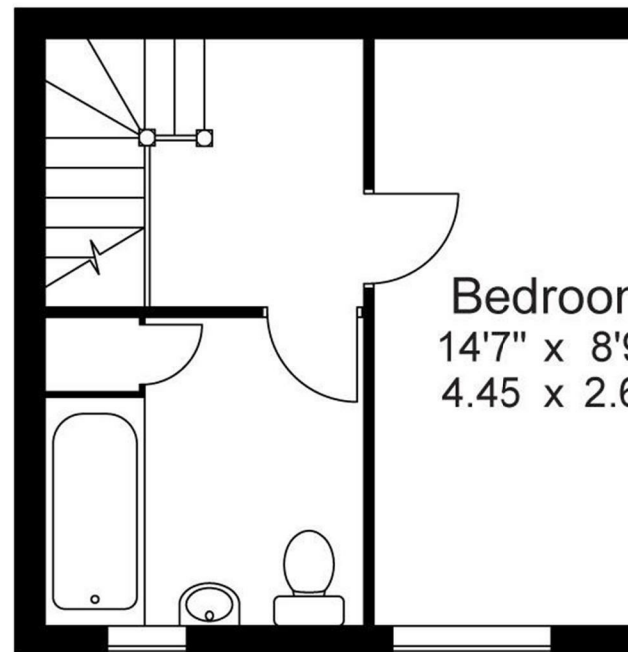
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 509 Sq. Feet
= 47.3 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.