



18 Pear Street, Halifax, HX1 3UA

Offers In The Region Of £200,000

- : Popular Residential Location
- : 4 Good Sized Bedrooms (one with en suite)
- : 2 Reception Rooms
- : Off Road Parking
- : Attractive Family Home
- : Substantial Terraced Residence
- : Basement Modern Fully Fitted Kitchen
- : Garden
- : Easy Access To Halifax Town Centre
- : Viewing Essential

18 Pear Street, Halifax HX1 3UA

Situated in this popular and convenient residential location, 18 Pear Street is a substantial stone-built through terraced residence, offering attractive four-bedroom family accommodation.

The property briefly comprises an entrance hall, two reception rooms, a downstairs shower room, a basement fully fitted modern kitchen, four bedrooms (one with en suite), a family bathroom, off-road parking, and a garden to the front.

The property offers excellent access to local amenities and Halifax town centre. An internal inspection is absolutely essential to fully appreciate the spacious and attractive accommodation on offer.



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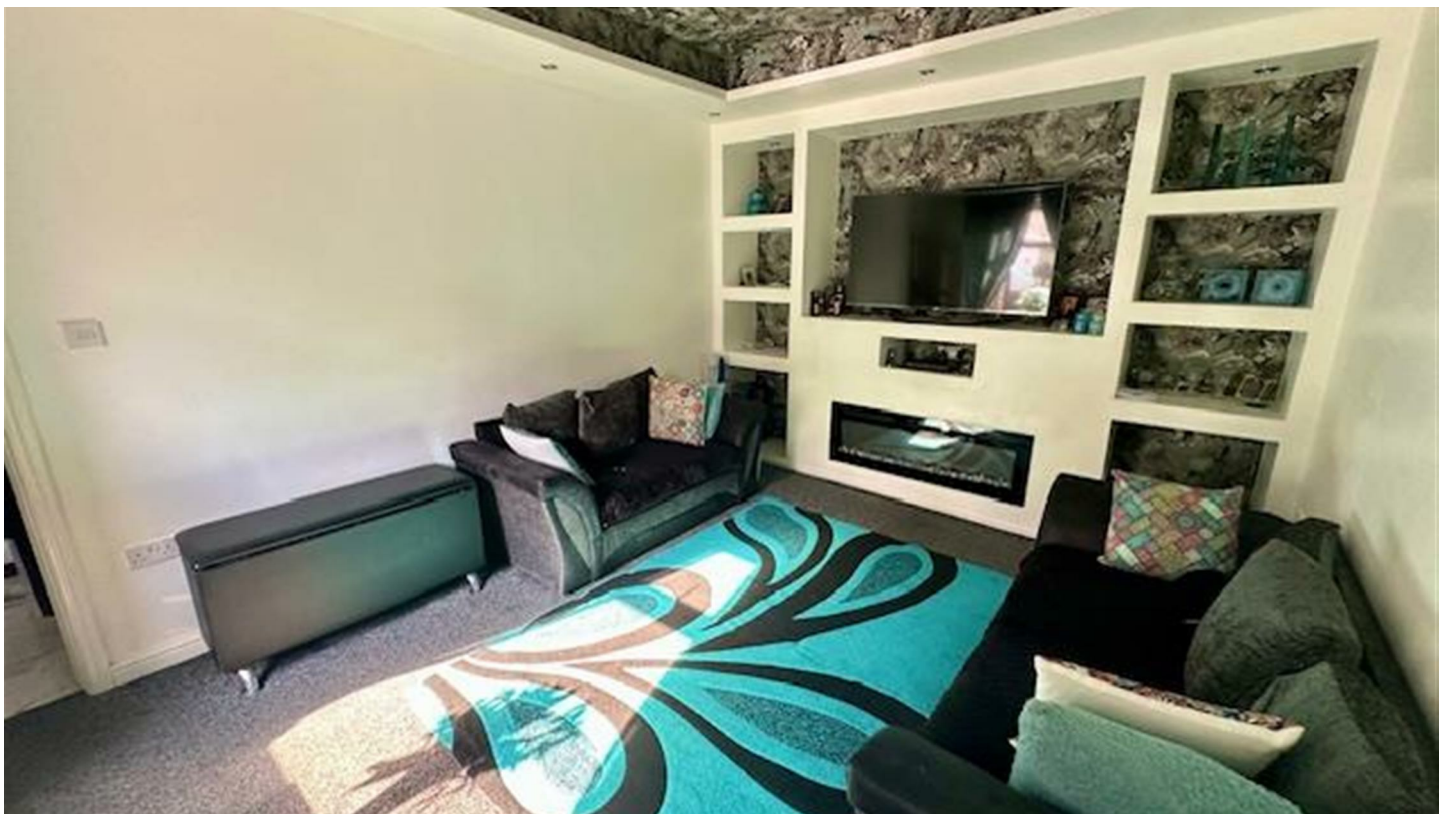


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D

Council Tax Band: A



ENTRANCE HALL

A UPVC double-glazed front entrance door opens into a welcoming hallway, featuring coved ceiling with matching décor, polished tiled floor, and a radiator with cover.

From the entrance hall door opens to the

SITTING ROOM

12'10" x 13'6"

Currently used as a fifth double bedroom, this spacious reception room includes a UPVC double-glazed window to the front elevation, coved ceiling with central rose, double radiator, and fitted carpet.

From the entrance hall door opens to the

LOUNGE

11'1" x 16'4"

With a UPVC double-glazed window to the rear elevation, this second reception room offers fitted shelving and display unit to one wall, living flame electric fire, TV point, inset spotlights to the ceiling, modern radiator, and fitted carpet.

From the entrance hall through to the

REAR ENTRANCE VESTIBULE

Features a modern radiator and UPVC double-glazed rear entrance door, providing access to the

DOWNSTAIRS SHOWER ROOM

Fitted with a modern three-piece suite, including hand wash basin with mixer tap, low flush W/C, and a corner shower cubicle with rainfall and handheld shower units. The room is fully tiled, with tiled flooring, panelled ceiling, UPVC double-glazed window to the side elevation, and double radiator.

From the entrance hall stairs lead to the

BASEMENT KITCHEN

15'11" x 12'6"

This fully fitted modern kitchen features a range of modern wall and base units, matching work surfaces, double bowl sink with telescopic mixer tap, and a seven-burner Cookmaster range cooker with extractor above. Includes plumbing for an automatic washing machine, tiling around work surfaces, complementing panelling to walls and ceiling, UPVC double-glazed window to rear elevation, modern radiator, and tiled flooring.

From the entrance hall stairs lead to the

FIRST FLOOR LANDING

Accessed via a modern staircase with fitted carpet, the landing features one double radiator and leads to

From the landing door opens to

BEDROOM ONE

16'6" x 11'0"

A spacious double room with UPVC double-glazed window to the front elevation, coved ceiling, double radiator, and fitted carpet.

From the landing door opens to

BEDROOM TWO

11'3" into wardrobe x 13'5"

Includes a built-in wardrobe with overhead cupboard, UPVC double-glazed window to the rear elevation, double radiator, and fitted carpet.

From the bedroom door opens to the

EN SUITE SHOWER ROOM

Modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C, and shower cubicle with rainfall and handheld shower units. The room is fully tiled, with panelled ceiling, chrome heated towel rail, and coordinating flooring.

From the landing door opens to

FAMILY BATHROOM

Includes a modern white three-piece suite with hand wash basin in vanity unit, low flush W/C, and panelled bath with mixer shower, featuring both rainfall and handheld shower heads. Fully tiled with panelled ceiling, inset spotlight fittings, UPVC double-glazed window, double radiator, and built-in shelving for storage.

From the landing stairs lead to the

SECOND FLOOR LANDING

With fitted carpet

From the second floor landing door to

BEDROOM THREE

16'2" x 13'4"

Spacious double room with Velux double-glazed skylight window, built-in wardrobes, single radiator, and fitted carpet.

From the landing door to

BEDROOM FOUR

12'10" x 16'2"

Also features a Velux double-glazed skylight window, built-in wardrobe with overhead cupboard, single radiator, and fitted carpet.

GENERAL

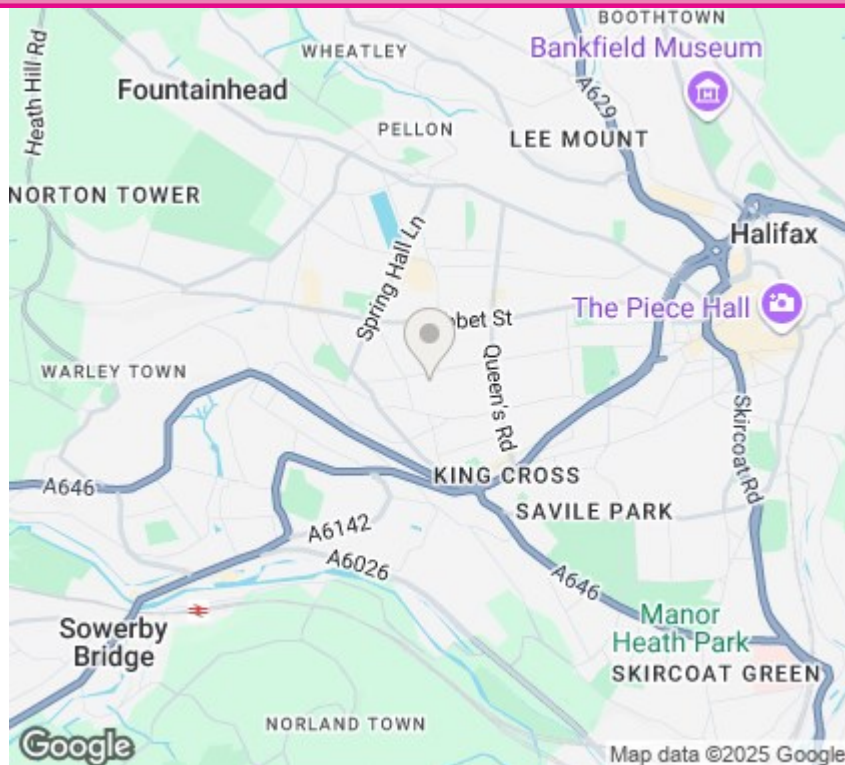
The property is constructed of stone, surmounted by a blue slate roof, and benefits from all main services gas, water, and electricity. The home also features UPVC double glazing and gas central heating, is freehold, and falls within Council Tax Band A

EXTERNAL DETAILS

To the front, there is off-road parking for two vehicles and a garden with path leading to the front entrance. To the rear, there is a small flagged yard.

VIEWING

To view this property, strictly by appointment, please contact Property & Co. on Halifax 34922.



Map data ©2025 Google
 Approx Gross Floor Area = 1823 Sq. Feet
 = 169.4 Sq. Metres

Directions

SAT NAV HX1 3UA

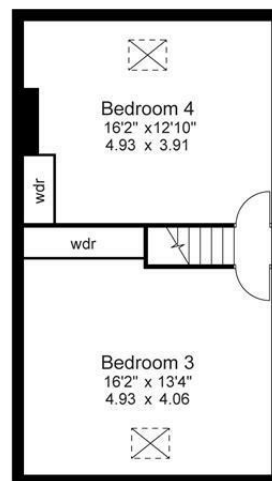
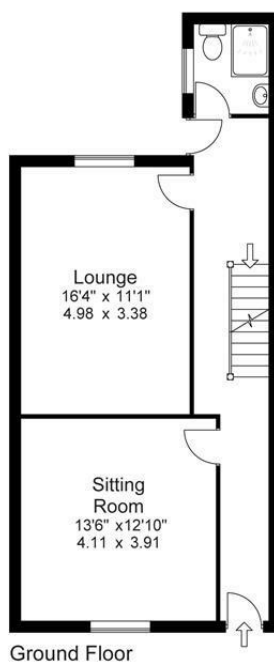
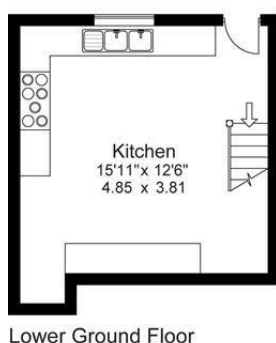
Viewings

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

EPC Rating:

D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 72 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



For illustrative purposes only. Not to scale.