



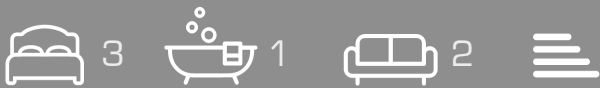
13 Ingram Square, Halifax, West Yorkshire, HX1 3EY

£895

- : Highly Desirable Residential Location
- : 3 Good Sized Bedrooms
- : Easy Access to Halifax Town centre
- : uPVC Double Glazing
- : Realistically Priced
- : Spacious Accommodation
- : Modern Kitchen & Bathroom
- : Close To Outstanding Schools
- : Gas Central Heating
- : Viewing essential

13 Ingram Square, Halifax HX1 3EY

Situated in this extremely convenient and highly desirable residential location, within the Savile Park area lies this stone built, end town house providing spacious three bed roomed accommodation. The property briefly comprises entrance vestibule, lounge, dining room, kitchen, cellar, 3 bedrooms and a bathroom with the added benefit of uPVC double glazing and gas central heating. The property is within walking distance of Savile Park and provides easy access to Halifax town centre and the M62 motorway network. The property provides spacious and attractive accommodation and is being offered for rent at this realistic asking price in order to encourage a prompt sale.



Council Tax Band: B



ENTRANCE HALL

With one single radiator and coat hanging facilities. From the Entrance Hall a door opens into the

LOUNGE

14'9" x 12'8"

This spacious lounge has a uPVC double glazed window to the front elevation, there is a electric fire on a matching hearth and beams to ceiling, one double radiator, and one TV point.

From the Lounge panelled double doors open into the

DINING ROOM

14'10" x 11'5"

With a uPVC double glazed window to the rear elevation. two beams to ceiling, door to cupboard, service hatch to kitchen, electric fire with surround, one single radiator and one telephone point.

From the Dining Room a door opens into the

KITCHEN

14'11" x 5'1"

With fitted wall and base units incorporating stainless steel single drainer sink unit and electric cooker point with Hotpoint electric oven, integrated fridge, Bosch automatic washing machine. There are two uPVC double glazed windows to the side elevation, one new single radiator and a uPVC double glazed side entrance door.

From the Kitchen a door opens to cellar head with storage facilities and stone steps leading down to the

CELLAR

Which provides useful storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

LANDING

With uPVC double glazed window to the side elevation, access to loft and a fitted carpet.

From the Landing a door opens into

BATHROOM

With white three piece suite comprising pedestal wash basin, low flush W/C and panelled bath, uPVC double glazed window to the front elevation, one single radiator, door to cylinder cupboard with airing shelves, and fitted with a gas c/h boiler.

From the Landing a door opens into

BEDROOM ONE

15'8" x 9'8" excluding wardrobes

With uPVC double glazed window to the front elevation, built-in wardrobes to either side of the chimney breast, one new single radiator and a fitted carpet.

From the Landing a door opens to the

BEDROOM TWO

14'9" x 10'4"

With uPVC double glazed window to the rear elevation, one single radiator, and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE

11'3" x 6'2"

With uPVC double glazed window to the side elevation, one single radiator and a fitted carpet.

GENERAL

The property is constructed of stone and is surmounted with a tiled roof. (The roof was replaced in 2014 and has a ten year warranty). The property 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 B

EXTERNAL

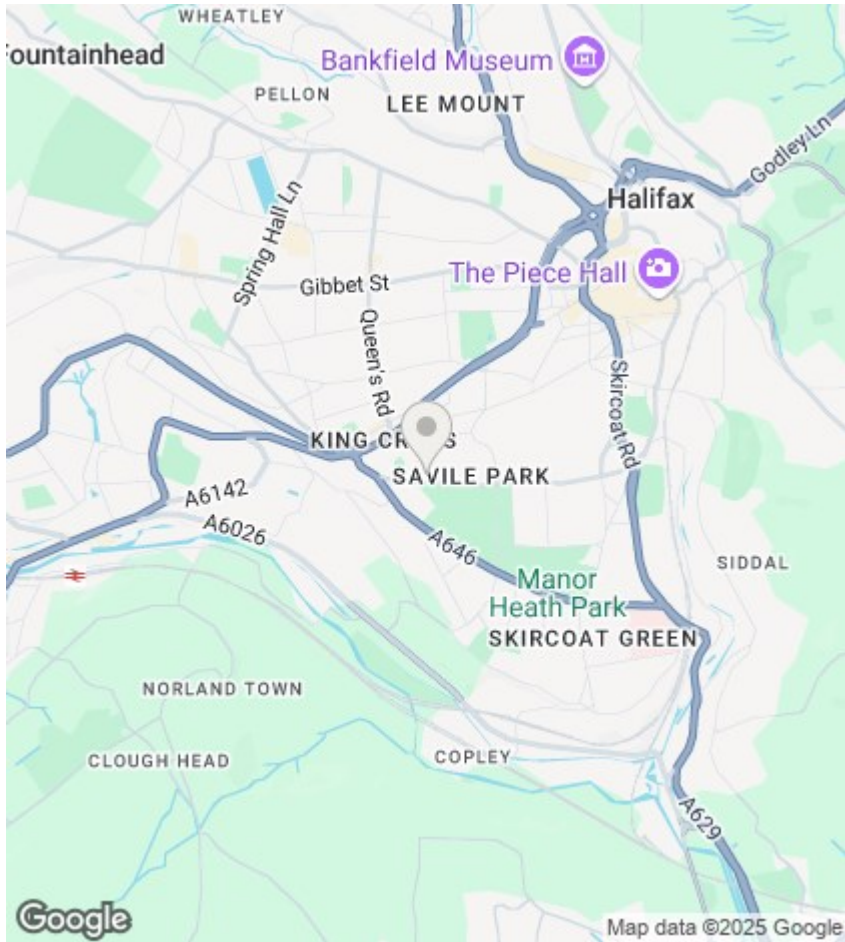
To the front of the property there is a small tarmac area. To the rear there is a communal flagged area.

TO VIEW

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

DIRECTIONS

SAT NAV HX1 3EY



Directions

SAT NAV HX1 3EY

Viewings

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

EPC Rating:

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

