



14 Bayswater Terrace, Skircoat Green, Halifax, HX3 ONB

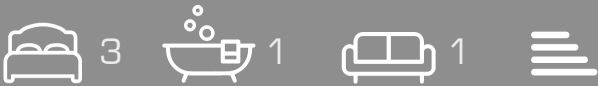
£1,000

- : Highly Desirable Location
- : Attractive Unfurnished Accommodation
- : 2 Bedrooms & Loft Conversion
- : uPVC Double Glazing & Gas Central Heating
- : Bond 1100
- : Close To Outstanding Schools
- : Modern Bathroom & Kitchen
- : Basement Utility Cellar
- : No Pets, No Smokers
- : Viewing Strongly Recommended

14 Bayswater Terrace, Halifax HX3 0NB

Situated in one of Skircoat Green's premier residential locations within the heart of Skircoat Green lies this stone-built through terraced residence providing family accommodation. This period residence briefly comprises an entrance hall, lounge, dining kitchen, basement utility cellar, 2 bedrooms, bathroom, loft conversion, gardens, uPVC double glazing, and gas central heating. The property offers excellent access to the local amenities in Skircoat Green and Savile Park, including outstanding schools, and benefits from easy links to Halifax town centre and the Trans-Pennine road and rail networks to Manchester and Leeds. The property provides unfurnished accommodation and an early appointment to view is strongly recommended.

The front entrance door opens into the hallway, featuring decorative cornicing, a matching dado rail, laminate wood flooring, and a double radiator.



Council Tax Band: B



ENTRANCE HALL

The front entrance door opens into the hallway, featuring decorative corning, a matching dado rail, laminate wood flooring, and a double radiator.

LOUNGE

12'3" x 11'11"

With a UPVC double glazed window to the front elevation, feature fireplace with wooden surround, ceramic inset and hearth, and an electric living flame fire. Additional features include corniced ceiling, dado rail, double radiator, and fitted carpet.

From the entrance hall door opens to

DINING KITCHEN

12'9" x 12'2"

Fully fitted with a range of modern wall and base units, matching work surfaces, and a stainless steel 1.5 bowl sink with mixer tap. Includes halogen hob, integrated electric oven/grill, fridge-freezer, and dishwasher. The kitchen is tiled around worktops with complimenting colour scheme. UPVC window overlooks the rear garden, laminate wood flooring and a double radiator.

From the dining kitchen door opens to cellar head with uPVC double glazed window to the rear elevation and stairs lead down to the

UTILITY CELLAR

This utility cellar features a worktop with stainless steel sink and mixer tap, storage cupboard, plumbing for washing machine, central heating boiler, UPVC window to the front elevation, and a double radiator. Provides excellent storage facilities.

From the entrance hall stairs with a fitted carpet lead to the

LANDING

UPVC window to rear elevation, fitted carpet, and radiator.

From the landing door opens to

BEDROOM TWO

12'2" x 10'8"

UPVC window to rear elevation, built-in wardrobe and overhead storage, cast iron feature fireplace, vanity unit with sink, fitted carpet, and double radiator

From landing door to

BEDROOM ONE

11'11" x 11'4"

Built-in wardrobes on either side of the chimney breast, UPVC window to front elevation, corniced ceiling, fitted carpet, and double radiator.

From landing door opens to

BATHROOM

Modern three-piece suite including pedestal wash basin, low-flush WC, and panelled bath with shower unit. Walls tiled around bath and shower, with wood panelling and complementing colours elsewhere. UPVC window to front, double radiator.

From the landing stairs lead to

LOFT CONVERSION

(15'2" x 15'4" some restricted head height)

Features a Velux double-glazed skylight, fitted carpet, and a double radiator.

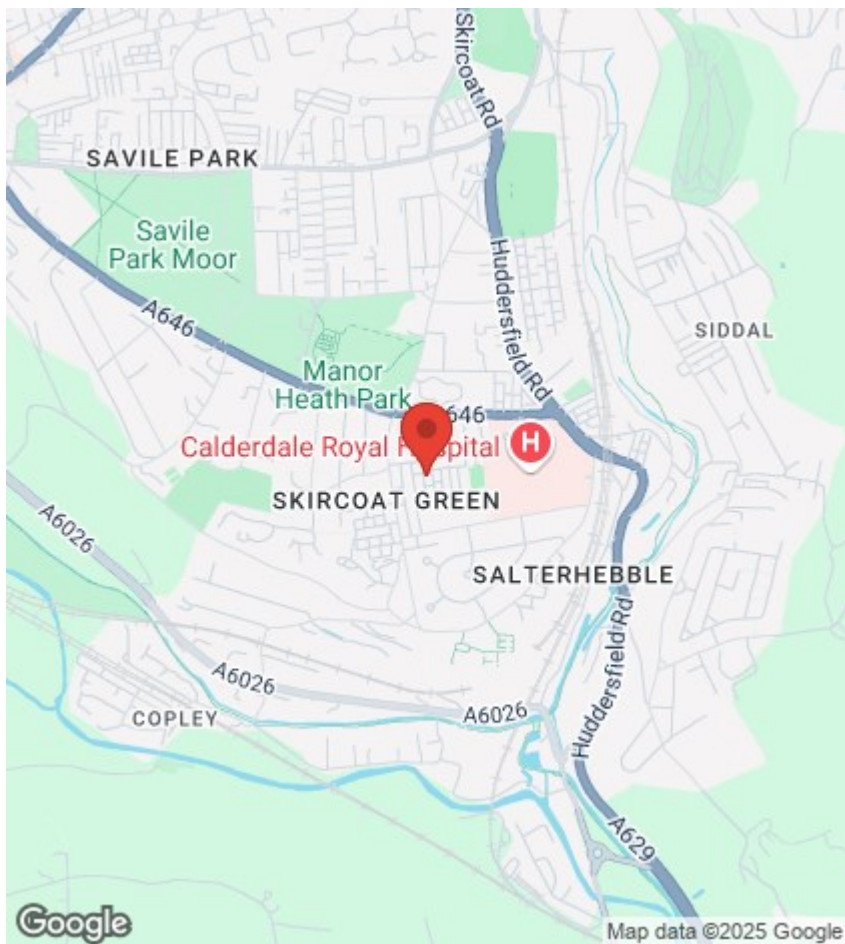
EXTERIOR

: Front: Small garden with flagged path and stairs to entrance.

: Rear: Private enclosed garden with flagged patio and path leading to rear door.

GENERAL

Constructed of stone with a blue slate roof, this property benefits from all mains services, including gas, water, and electric, along with UPVC double glazing and gas central heating throughout. The property is Freehold and in council tax band B



Directions
SAT NAV HX3 ONB

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 