

9 Ingram Street, Halifax, HX1 3HA

Offers Over £100,000

- : Popular & Convenient Location
- : Open Plan Lounge, Kitchen, & Dining Room
- : Modern Bathroom
- : uPVC Double Glazing
- : Realistically Priced
- : First Floor Apartment
- : Double Bedroom
- : Gas Central Heating
- : Easy Access to Halifax Town Centre
- : Viewing Strongly Recommended

9 Ingram Street, Halifax HX1 3HA

Situated in this extremely convenient and popular residential location on the outskirts of Savile Park, 9 Ingram Street is a one-bedroom first floor apartment offering attractive and well-planned accommodation.

The property briefly comprises: entrance hall and staircase, inner hallway, double bedroom, open plan lounge/dining/kitchen area, bathroom, uPVC double glazing, and gas central heating.

Ideally located for access to the local amenities of Savile Park and Skircoat Green, it also benefits from easy access to Halifax Town Centre.

The property is expected to appeal particularly to first-time buyers and buy-to-let investors, and is being offered for sale at a realistic guide price, and as such an early viewing is strongly recommended.



Council Tax Band: A



ENTRANCE HALL

A private front entrance door opens into the ground floor entrance hall with staircase, featuring fitted carpet, leading to the first floor landing. A uPVC double glazed window to the rear elevation provides natural light.

INNER HALLWAY

With single radiator, inset spotlight fittings, fitted carpet, and intercom entry telephone system. Doors lead to all principal rooms.

OPEN PLAN LOUNGE DINING & KITCHEN AREA

19'10" x 12'2"

This spacious and bright open-plan room features:

Kitchen Area: Fitted with a range of modern wall and base units with matching work surfaces and a stainless steel one-and-a-half bowl sink unit with mixer tap. Appliances include a four-ring gas hob with extractor canopy above, electric fan oven and grill beneath, and plumbing for an automatic washing machine. Tiled splashbacks with complementary dūcor to the remaining walls and a uPVC double glazed window to the front elevation.

From the inner hall a door opens to the

Lounge/Dining Area: Well-lit with a further double glazed window to the front elevation. Also includes inset spotlight fittings, a double radiator, TV point, and fitted carpet.

DOUBLE BEDROOM

9'7" x 11'5"

With double glazed window to the rear elevation, single radiator, inset spotlight fitting to the ceiling, and a fitted carpet.

from the inner hall a door opens to the

BATHROOM

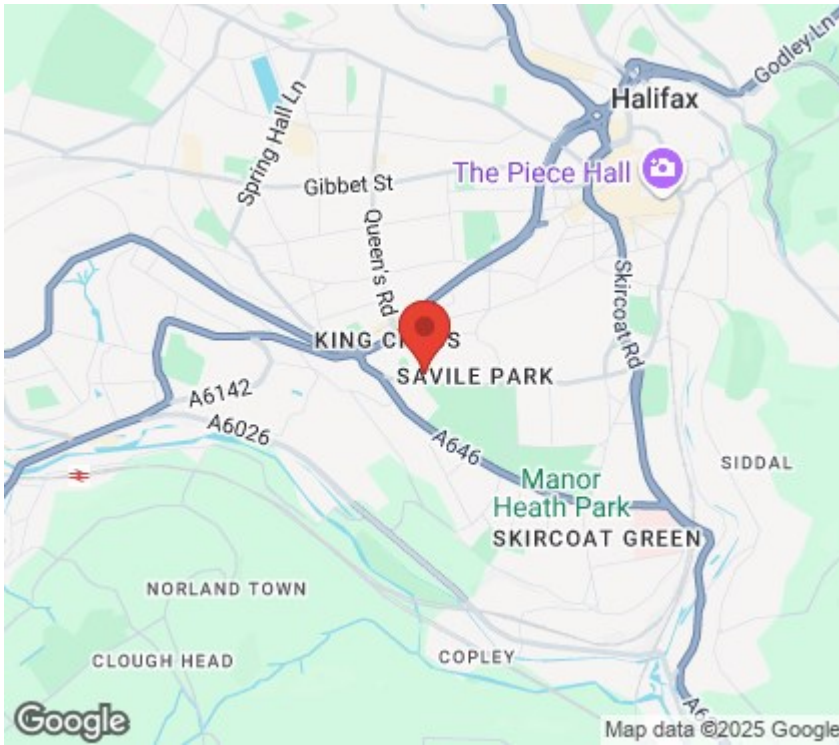
Fitted with a modern white three-piece suite comprising pedestal wash basin, low-flush W/C, and panelled bath with shower unit over. Tiled around the bathing area with complementary dūcor to the remaining walls. Inset spotlight fittings, chrome heated towel rail/radiator, and an extractor fan.

GENERAL

The property is constructed of stone and is leasehold. It is in Council Tax Band A and benefits from gas central heating and double glazing throughout.

VIEWING

Strictly by appointment please call Property@kemp&co on 01422 349222



Directions

SAT NAV HX1 3HA

Viewings

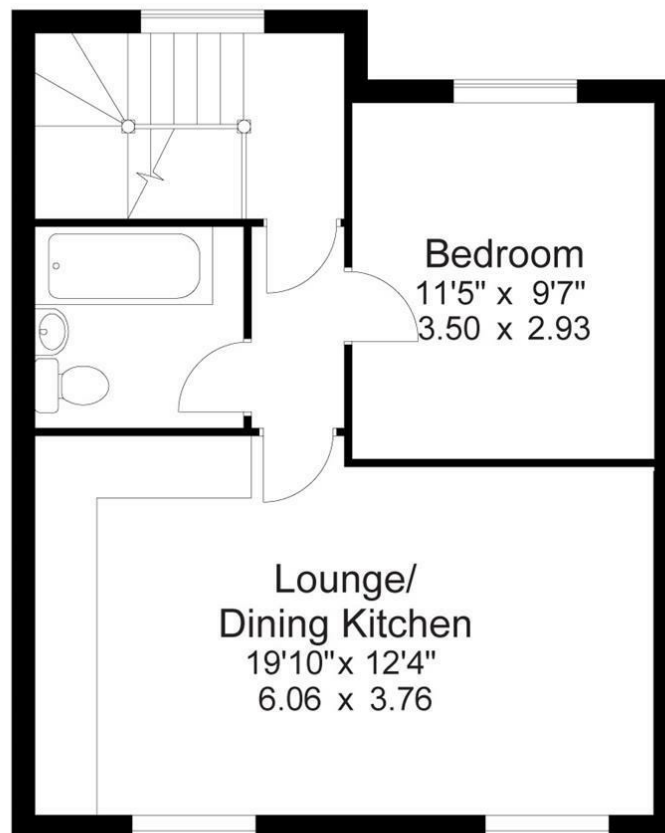
Viewings by arrangement only. Call 01422 349222 to make an appointment.

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	62	69
(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 = 419 Sq. Feet
= 38.9 Sq. Metres



For illustrative purposes only. Not to scale.