



6 Belfast Street, Halifax, HX1 3PN

Offers Over £100,000

- : Popular & Convenient Location
- : 3 Good Sized Bedrooms
- : uPVC Double Glazing
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Spacious Lounge
- : Garden To the Front
- : Gas Central Heating
- : Easy Access to The Local Amenities Of King Cross & Savile Park
- : Viewing Strongly Recommended

6 Belfast Street, Halifax HX1 3PN

Situated in this popular and convenient residential location lies this stone-built, three-bedroom back-to-back terraced property, offering deceptively spacious accommodation.

The property briefly comprises lounge, kitchen, cellar, three good-sized bedrooms, bathroom, UPVC double glazing, gas central heating, and a garden to the front.

This stone built period residence provides excellent access to Halifax Town Centre and the local amenities of King Cross and Savile Park, and is offered for sale at a realistic asking price to encourage a prompt sale. An early appointment to view is strongly recommended.



3



1



1



C

Council Tax Band: A



LOUNGE

15'0" x 13'3"

UPVC double glazed front entrance door opens into the lounge, with UPVC double glazed window to the front elevation enjoying a garden outlook.

Features include a fireplace with tiled inset and matching hearth, dado rail, and two single radiators,

From the Lounge door opens to the

KITCHEN

11'7" x 5'10"

Fitted with a range of matching wall and base units incorporating complementing work surfaces, stainless steel one-and-a-half bowl sink unit with mixer tap, four-ring gas hob with electric oven and grill beneath. Tiled splashbacks around work surfaces with complementing colour scheme to the remaining walls. UPVC double glazed window to the front elevation. The kitchen also houses the Baxi combination boiler and has plumbing for an automatic washing machine.

From the kitchen, a door leads down stone steps to the

CELLAR

This basement cellar provides excellent storage facilities

From the lounge door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING

From the first floor landing door opens to the

BATHROOM

Fitted with a white three-piece suite incorporating pedestal wash basin, low-flush WC, and panel bath with mixer shower tap. Tiling around bath and shower area with complementing colour scheme to remaining walls. UPVC double glazed window to the front elevation and single radiator.

From the landing door opens to

BEDROOM ONE

15'1" x 11'1"

This spacious double bedroom has a uPVC double glazed window to the front elevation. To one side of the chimney breast, there is a built-in wardrobe with cupboard space above. Two single radiators and a fitted carpet.

from the first floor landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

Which has a laminate wood floor and single radiator.

From the second floor landing door opens to

BEDROOM THREE

8'9" x 8'4"

UPVC double glazed window to the front elevation. One single radiator and laminate wood flooring.

from the landing door opens to

BEDROOM TWO

12'4" (excluding wardrobes) x 10'9" narrowing to 8

This double dormer bedroom includes a uPVC double glazed window to the front elevation, sliding doors opening to wardrobe facilities, a single radiator, and laminate wood flooring.

GENERAL

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

EXTERNAL

To the front of the property, there is a garden with a pathway leading to the front entrance door.

VIEWING

Strictly by appointment only. Please contact Property@Kemp&Co Telephone: 01422 349222 to arrange a viewing.



Directions

SAT NAV HX1 3PN

Viewings

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

EPC Rating:

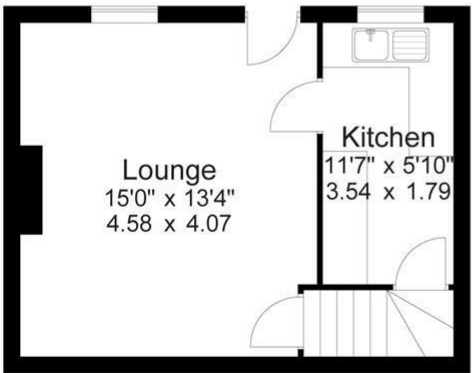
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	85
(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	

Approx Gross Floor Area = 854 Sq. Feet
= 79.4 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.