



9 Exeter Street, Salterhebble, Halifax, HX3 0PU

Offers Over £85,000

- : Extremely Convenient Location
- : Spacious Living Room With Modern Kitchen
- : Modern Bathroom
- : uPVC Double Glazing
- : Easy Access to Halifax & M62
- : Stone Built Period Property
- : Double Bedroom
- : Attractive Accommodation
- : Gas Central Heating
- : Viewing Essential

9 Exeter Street, Halifax HX3 0PU

Situated in the convenient area of Salterhebble, Exeter Street, Halifax, this delightful one-bedroom house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a well-proportioned reception room, perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere.

The bedroom is designed to offer a peaceful retreat, ensuring a restful night's sleep. The bathroom is functional and well-maintained, catering to all your daily needs. This house is ideal for individuals or couples looking for a cosy home in a friendly neighbourhood.

Exeter Street is conveniently located, offering easy access to local amenities, including shops, cafes, and parks, making it a practical choice for everyday living. The surrounding area boasts excellent transport links, ensuring that commuting to nearby towns and cities is both straightforward and efficient.

This property is a wonderful blend of comfort and convenience, making it an attractive option for first-time buyers or property investors. With its appealing features, prime location, and realistic asking price, this house is sure to capture the interest of many. Don't miss the chance to make this charming property your new home.



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Council Tax Band: A



LIVING ROOM WITH KITCHEN AREA

16'11" x 14'4"

LIVING ROOM

With feature inglenook fireplace with wood mantle, to one side there are built-in shelves providing useful display and storage facilities, laminate wood floor, inset spotlight fittings to the ceiling, and one double radiator.

KITCHEN AREA

Fitted with a Howden's kitchen incorporating modern wall and base units with matching work surfaces and stainless steel single drainer sink unit, four ring gas hob with extractor above and stainless steel splash back, fan assisted electric oven and grill, power points for fridge and freezer, uPVC double glazed window to the front elevation, and one double radiator.

From the Living Room a door opens to the cellar head with steps down to the

KEEP CELLAR

With plumbing for a washing machine. The cellar has power, light and provides excellent storage facilities.

From the Living Room a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With fitted carpet, a door opens to the

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush W/C and panelled bath with Mira electric shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, door to cylinder cupboard providing storage facilities, Glo worm central heating boiler, and one radiator.

From the Landing a door opens to

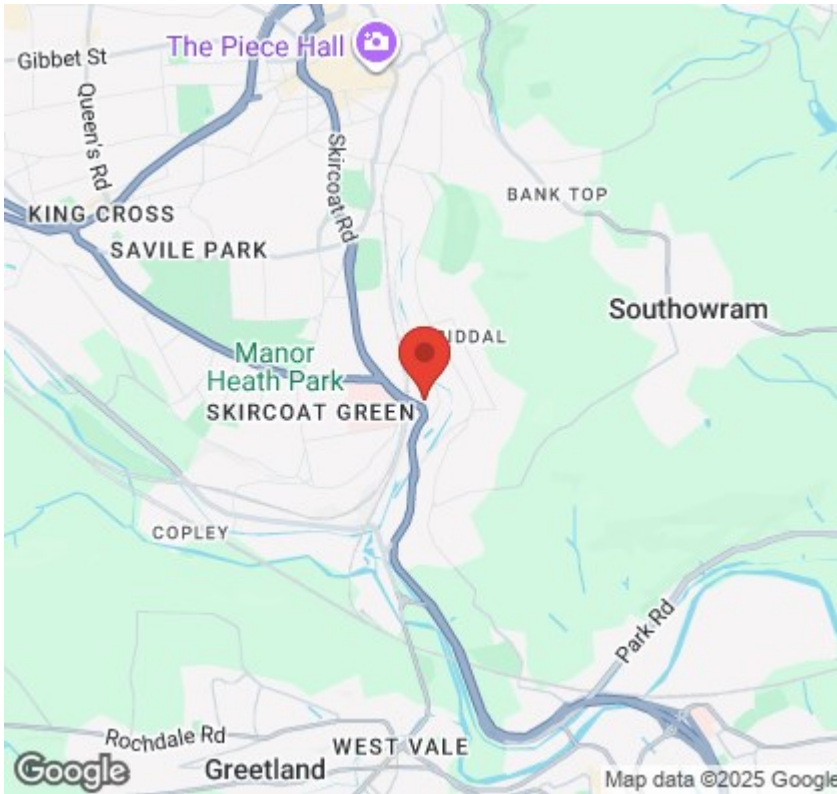
DOUBLE BEDROOM 1

14'6" x 8'11"

This double bedroom has a uPVC double glazed window to the front elevation, a laminate wood floor, and one double radiator.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It 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 A.



Directions

SAT NAV HX3 0PU

Viewings

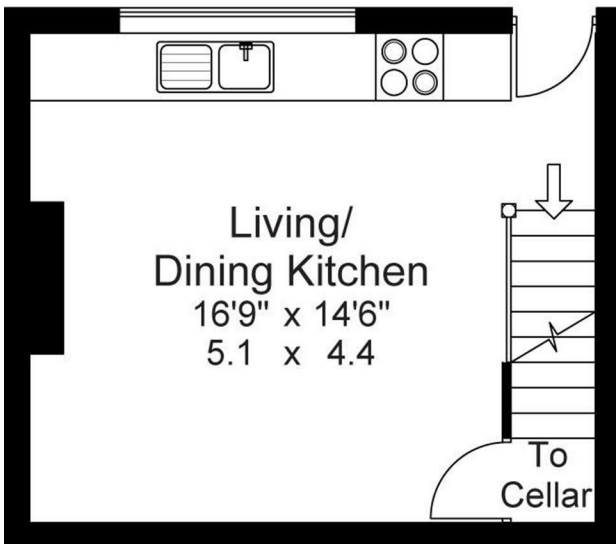
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

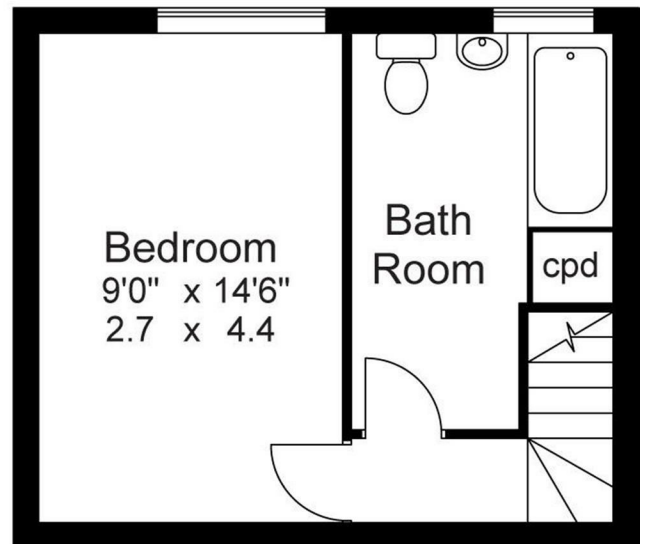
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 489 Sq. Feet
= 45.5 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.