



## Upper Headley, 319 Huddersfield Road

Halifax, HX3 0PN

Offers Around £185,000 Freehold





We are delighted to bring to market this stone built, mid terraced property, ideally situated for access to Calderdale Royal Hospital and Halifax town centre. This deceptively spacious family home is available for immediate occupation and boasts generous accommodation with high ceilings including three bedrooms and two reception rooms. Whilst it would benefit from some internal modernisation, it offers the ideal opportunity to refurbish to suit your own style and taste, as well as the potential to create further living accommodation within the cellar and the loft, subject to obtaining any necessary planning consents. With an attractive, low maintenance garden to the front and an off-road parking space to the rear, this would be ideal for a first time buyer, young family or investment purchaser.

#### Location

The property is situated in a sought-after and convenient residential location on the A629 Huddersfield Road, within close proximity to the Hebble trail, lovely canal walks, Calderdale Royal Hospital and just a short distance to Halifax Town Centre and railway station. There are plenty of local amenities nearby including highly regarded primary and secondary schools, shops, supermarkets and doctors surgeries, as well as Spring Hall Sports Facility and Manor Heath Park.

#### Accommodation

The front door opens to a welcoming entrance hallway with open staircase to the first floor. On the left is a spacious lounge with period skirting boards, architrave, coving, a beautiful ceiling rose and a gas fire to the chimney breast. Set to the rear, a second reception room is currently utilised as a dining room with radiator cover and picture rail. A glazed internal door leads through to the kitchen which benefits from a range of base, wall and drawer units with complimentary worktops which incorporate a stainless steel sink with drainer and mixer tap, and a four ring gas hob with an extractor hood above and electric oven below. With tiled splashbacks, plumbing for either a dishwasher or washing machine, space for an undercounter fridge and an external door to the rear. A folding door gives access to stone steps which lead down to the large cellar which offers potential to create additional living accommodation subject to any necessary works and planning consents. At the bottom of the stairs there is space with a vent for a dryer. The main room benefits from its own external entrance and window to the rear elevation, a range of kitchen units with power, light and plumbing for a washing machine. There is a second undeveloped room set to the rear which currently provides a storage space.

Continuing up to the first floor, the spacious landing has a timber spindle balustrade and loft access hatch. Set to the rear of the property, the principal bedroom enjoys an excellent range of fitted wardrobes and bedside cabinets with overhead cupboards which provide excellent storage and could easily be restyled. There is a second good size double bedroom set to the front of the property with a useful fitted double cupboard and the adjacent third bedroom is a good sized single. The compact house bathroom enjoys part tiled walls with a white suite comprising: WC, wash hand basin and bath with an electric shower over and folding shower screen. The boiler is located to the external wall.

Externally there is a low maintenance, South facing front garden with artificial grass and low stone wall borders with mature plants and shrubs for privacy, and a paved pathway. At the rear, a covered car port provides an off road parking space and stone steps lead up to a small paved area and access door to the kitchen. On street permit parking is available from Calderdale council at a cost of £35 per annum, per permit.



Council tax band: C  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

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