

Peter David

Properties Ltd

Residential Sales and Lettings



54 Salisbury Place

Halifax, HX3 6ND

Offers Over £90,000



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Nestled in the charming Salisbury Place of Halifax, this deceptively spacious one-bedroom terraced house is a hidden gem waiting to be discovered. The property boasts character features that add a touch of elegance to its well-presented interior, adorned with a light and neutral colour scheme that creates a warm and inviting atmosphere.

Ideal for a first-time buyer or savvy investor, this property offers not only a comfortable living space but also a useful cellar space, perfect for storage or potential conversion. Step outside to find a quaint rear yard, providing a private outdoor area to relax and unwind.

With its prime location and charming features, this one-bedroom terrace in Salisbury Place is a fantastic opportunity not to be missed. Whether you're looking to take your first step onto the property ladder or seeking a promising investment, this property has the potential to make an ideal investment.

Internal accommodation comprises an entrance porch, living room, kitchen, cellar, double bedroom, and bathroom.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Entrance Porch

The entrance porchway leads in from the front door and provides access to the living room and upstairs. A white and neutral colour scheme with stained glass window in the door.

Living Room

14'9" x 13'1" (4.5m x 4.0m)

Overlooking the front of the home, the living room is light and airy with grey carpet and storage to the alcoves. There is a fireplace surround as a focal point and access onto the kitchen.

Kitchen

9'6" x 7'6" (2.9m x 2.3m)

With white floor and wall units and contrasting dark worktops. White tiled splashbacks, a sink, washing machine and oven. The kitchen overlooks the rear yard with an external door providing access to the rear.

Cellar

A useable storage space with further potential for development and character features.

Bedroom

14'9" x 10'5" (4.5m x 3.2m)

A large double bedroom overlooking the front of the home continuing the grey carpets and neutral décor.

Bathroom

11'9" x 7'6" (3.6m x 2.3m)

With a bathtub, over bath shower, sink and W/C the bathroom has a large floorspace.

External

With a small courtyard to the front with mature border plants and a low maintenance rear yard.

Directions

For Satnav please use the postcode HX3 6ND

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

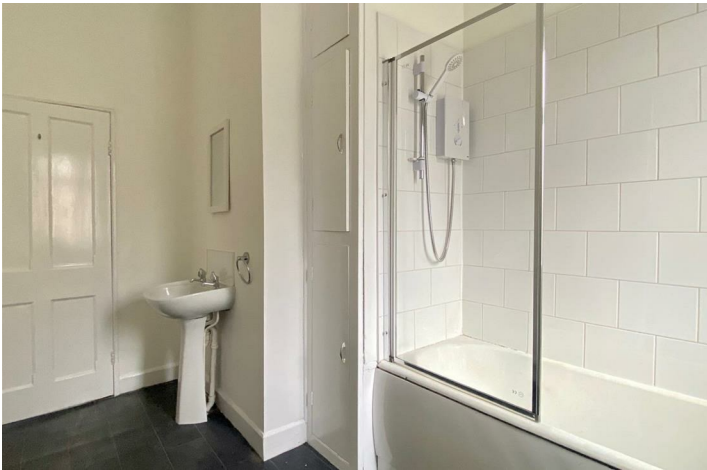
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



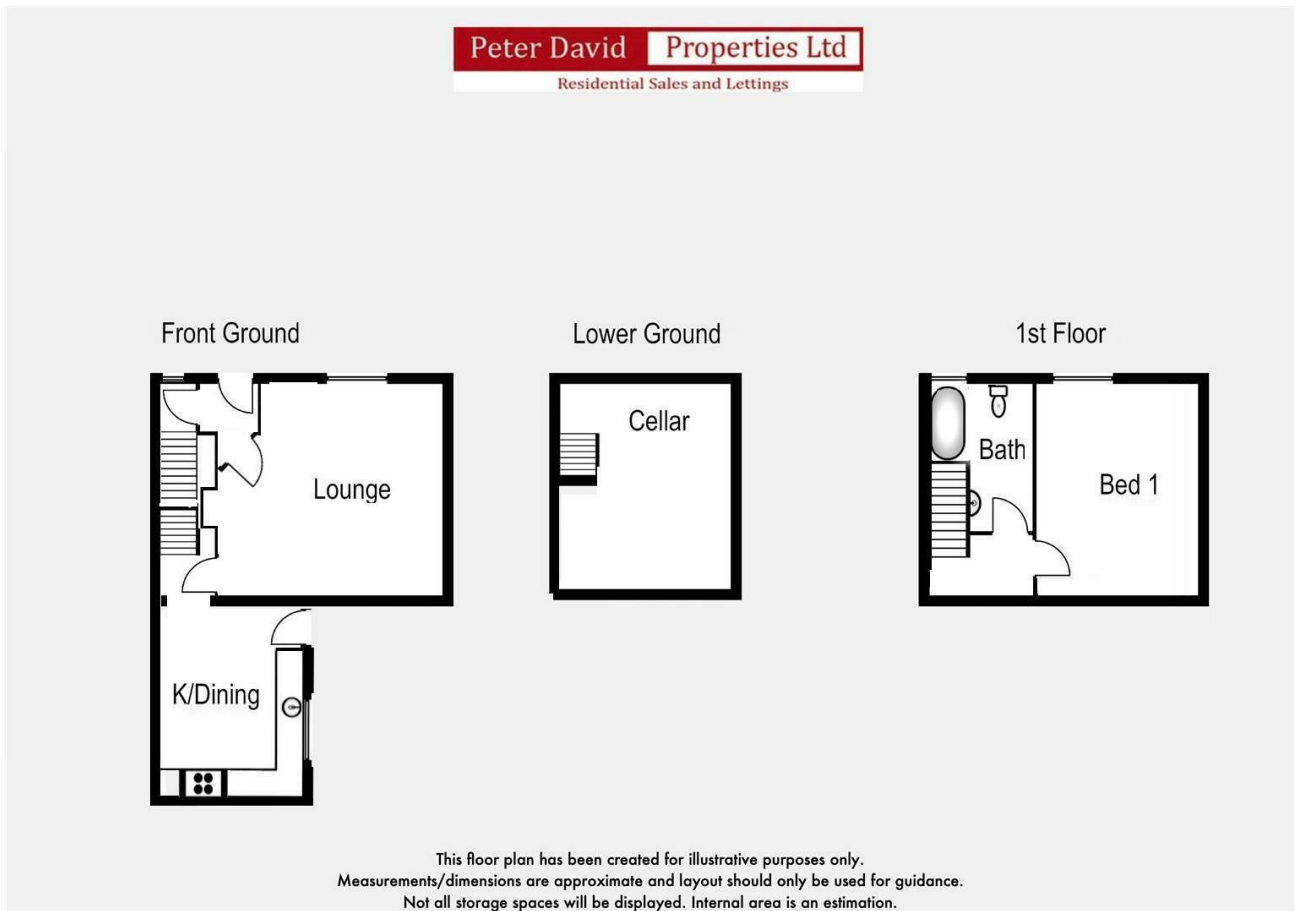
Hybrid Map



Terrain Map



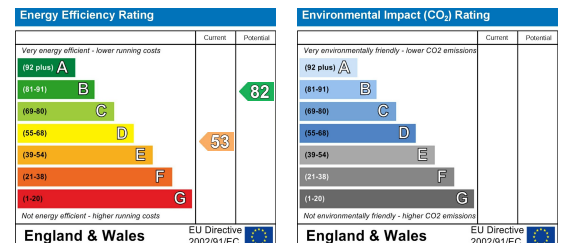
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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