



WAINHOUSE
PROPERTIES



9 HEATHFIELD PLACE HALIFAX

£380,000
FREEHOLD

Wainhouse Properties are delighted to market this charming property located in the sought-after location of Heathfield Place, Halifax. This mid-terrace house boasts original features and character, adding a touch of elegance to its spacious layout spanning 1,927 sq ft. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms and two bathrooms, this property offers ample space for a growing family or those who enjoy having extra room for guests. One of the standout features of this property is its convenient location within walking distance to the town centre. The basement has also been converted to a high standard and could have a variety of uses. Don't miss the opportunity to make this lovely house your new home. Embrace the warmth of the original features, revel in the spacious layout, and enjoy the convenience of living in such a prime location. Book a viewing today and envision the endless possibilities this property has to offer.



• SPACIOUS FOUR BEDROOM FAMILY HOME • TWO LARGE RECEPTION ROOMS • DINING KITCHEN • CONVERTED BASEMENT

Entrance Hall

Grand entrance hallway with staircase to the first floor. Original coving and ceiling rose, large stained glass front door, radiator and door to:

Living Room

Fantastic room with large double glazed window to the front with bespoke fitted shutters, engineered oak flooring and traditional cast iron fireplace. Two radiators and original coving and ceiling rose.

Dining Room

Having stained wooden flooring, UPVc French doors leading to to the rear garden, electric log effect stove set within the chimney breast and radiator.

Kitchen

Superb dining kitchen with fitted wall and base units extending to a breakfast bar with complementary solid work surfaces and a twin Belfast style sink. Integrated appliances include a double oven with gas hob and extractor over head, Tall standing fridge freezer and dishwasher. Inset spot lighting, radiator, double glazed window and access door to the rear patio garden.

Cloakroom / Utility

Comprising of WC and wash basin. Fitted wall units, chrome heated towel rail, plumbing for a washing machine and space for a dryer. Tiled flooring, extractor fan and double glazed window.

Lower Ground Floor

Staircase leading down from the entrance hallway

Games Room / Reception Room

Fantastic room which has multiple uses. Two radiators, inset spot lighting and double glazed window.

Store Room

Storage space with solid wood worktop, radiator and inset spot lighting.

First Floor

Open staircase continuing to the second floor.

Bedroom One

Further double room with fitted wardrobes, radiator and double glazed window with bespoke fitted shutters.

Bedroom Two

Master bedroom with laminate flooring, radiator and double glazed window.

En-Suite

Modern suite comprising of WC, wash basin and shower cubical. Tiled walls and flooring, chrome heated towel rail, inset spot lighting and extractor fan. Fitted cupboard houses the boiler.

Bedroom Four

Single room which could be used as a home office having fitted shelving, radiator and double glazed window

Bathroom

Spacious family bathroom comprising of WC, wash basin, free standing double ended bath and double shower cubical. Tiled walls and flooring, chrome heated towel rail, inset spot lighting, extractor fan and double glazed window.



- FAMILY BATHROOM, EN-SUITE AND DOWNSTAIRS WC • SOUGHT AFTER LOCATION • WALKING DISTANCE TO TOWN CENTRE • FULL OF CHARACTER AND ORIGINAL FEATURES

Second Floor

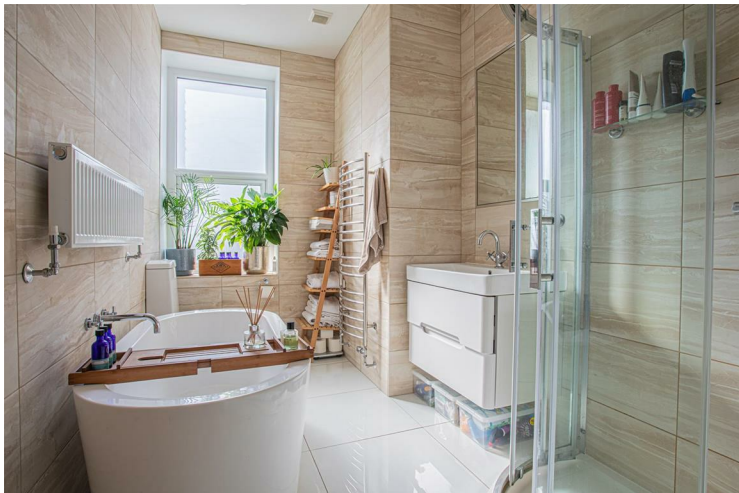
Two large storage spaces, radiator and velux window.

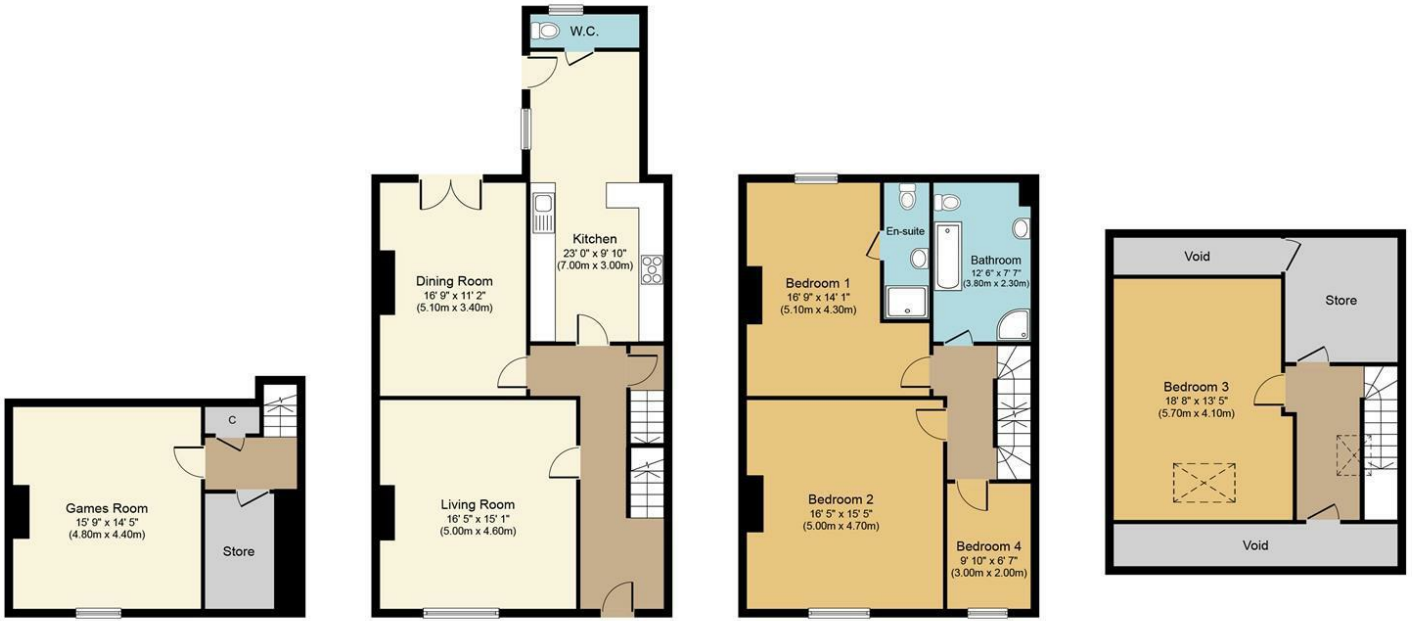
Bedroom Three

Double room with radiator and velux window.

External

To the front of the property there is an enclosed lawn garden with outdoor lighting and water tap. To the rear there is a private paved patio seating area and gated access.





Basement
 Approximate Floor Area
 358 sq. ft.
 (33.3 sq. m.)

Ground Floor
 Approximate Floor Area
 860 sq. ft.
 (79.9 sq. m.)

First Floor
 Approximate Floor Area
 747 sq. ft.
 (69.4 sq. m.)

Second Floor
 Approximate Floor Area
 576 sq. ft.
 (53.5 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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