

Chapters



16 BOOTH HOUSE TERRACE HALIFAX

£180,000
FREEHOLD

Positioned in the charming street of Booth House Terrace in Luddendenfoot, Halifax, this stunning mid-terrace home presents an exceptional opportunity for families seeking a delightful new home. The property briefly comprises living room, kitchen, three bedrooms with two doubles and one single and house bathroom. One of the standout features of this home is the breathtaking views of the surrounding countryside, which can be enjoyed from various vantage points throughout the property. The picturesque landscape provides a serene backdrop. The combination of modern living and the natural beauty of the area makes this property a truly appealing choice for those looking to settle in a peaceful yet vibrant community. With its attractive features and prime location, this family home is not to be missed. Whether you are a first-time buyer or looking to relocate, this property offers a perfect blend of comfort and charm in a delightful setting.



• THREE BEDROOMS • MID TERRACE PROPERTY • LIVING ROOM WITH FEATURE FIREPLACE • KITCHEN WITH APPLIANCES

Entrance Hallway

Access via UPVC door with staircase to first floor and door to:

Living Room

Cosy living space with double glazed window to the front of the property offering countryside views, feature fireplace housing an electric fire, radiator and door to:

Kitchen

Having matching wall and base units with complementary work surfaces and stainless steel sink and drainer. Integrated oven, hob and extractor overhead, plumbing for a washing machine and space for a fridge freezer tiled flooring, radiator, under stair storage space.

First Floor Landing

Loft access point with drop down ladder, loft boarded and insulated.

Bedroom One

Spacious double bedroom with built in wardrobe, Double glazed window to the rear with country side views and radiator.

Bedroom Two

Further double bedroom with built in wardrobes and storage, radiator, double glazed window to the rear and radiator.

Bedroom Three

Single bedroom with double glazed window to the front offering countryside views and radiator,

Bathroom

Three piece suite comprising paneled bath with overhead shower, WC, and wash basin, double glazed frosted window, chrome heated towel radiator and part tiled walls.

External

The property benefits from a decked terrace to front with far reaching views, further garden area to the bottom and garden shed set away from the property providing storage space.



• THREE PIECDE BATHROOM • GARDEN TO THE FRONT • COUNTRYSIDE LOCATION • FAR
REACHING VIEWS





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		89
(81-91) B		
(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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