

Chapters



15 ASHFIELD TERRACE HALIFAX

£175,000
FREEHOLD

Situated in the highly desirable area of Greetland, Halifax, this charming two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Built in 1900, the property retains a sense of character while providing modern amenities for contemporary living. Upon entering, you are welcomed into a spacious living room that is open plan to the modern kitchen which has integrated appliances. The property also features a cellar, offering additional storage. On the first floor, you will find two generously sized bedrooms, perfect for a small family or as guest rooms and a modern three piece bathroom. The garden is enclosed, providing a private outdoor space to enjoy the fresh air or entertain guests. The property benefits from double glazing, ensuring warmth and energy efficiency, as well as gas central heating for those cooler months. Situated close to local amenities, transport links, and with easy access to the M62 motorway network, this property is ideally located for both commuting and leisure. This mid-terrace house presents an excellent opportunity for first-time buyers or those looking to invest in a thriving community. Do not miss the chance to make this delightful home your own.



• MID TERRACE PROPERTY • TWO BEDROOMS • LIVING ROOM • KITCHEN • HOUSE
BATHROOM

Living Room

Access via a UPVC front door that leads straight into the living room which has a double glazed window to the front and rear. Feature fireplace with multi fuel stove fire. Radiator, UPVC door to the rear garden and door to the cellar. Living room is open plan to the:

Kitchen

Modern fitted kitchen with matching wall and base units along with complementary work surfaces which extends out to a breakfast bar. Integrated oven, gas hob and extractor hood, stainless steel sink and drainer, space for an under counter fridge and plumbing for a washing machine. Double glazed window to the rear.

Lower Ground Floor

Stairs lead to the cellar which makes idea storage space with radiator, lighting and electrics.

First Floor

Landing with double glazed window, radiator and loft access point.

Bedroom One

Double bedroom with double glazed window to the front and radiator.

Bedroom Two

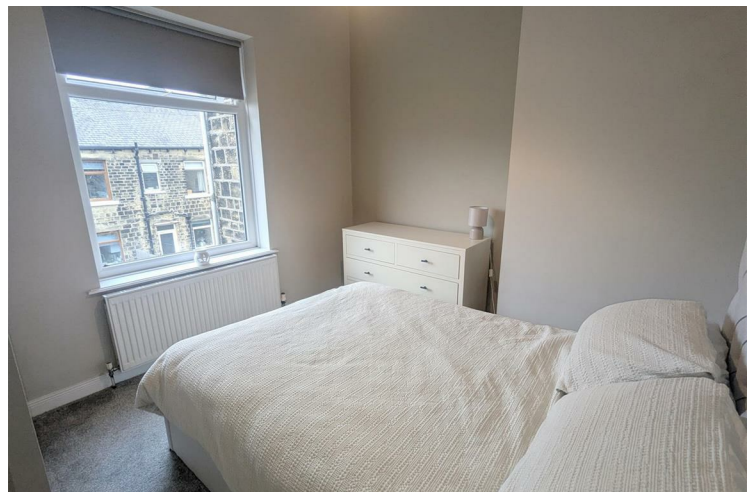
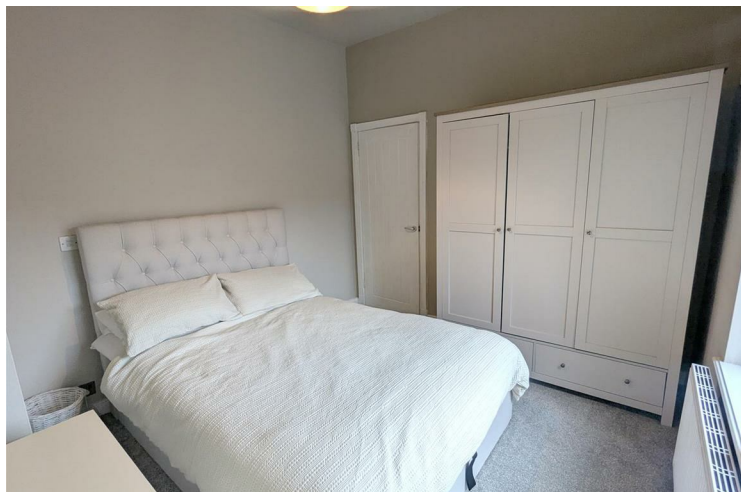
With double glazed window to the rear and radiator.

Bathroom

Modern three piece suite comprising WC, wash basin set to a vanity unit and bath with shower overhead and glass shower screen. Frosted double glazed window, part tiled walls and extractor fan.

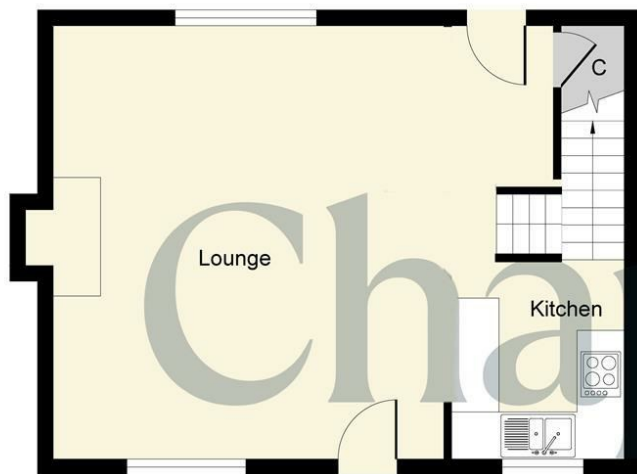
External

The property benefits from an enclosed garden to the rear that has gated access. There is a decked area and pebbled seating spaces. To the front there is a parking space available on street.

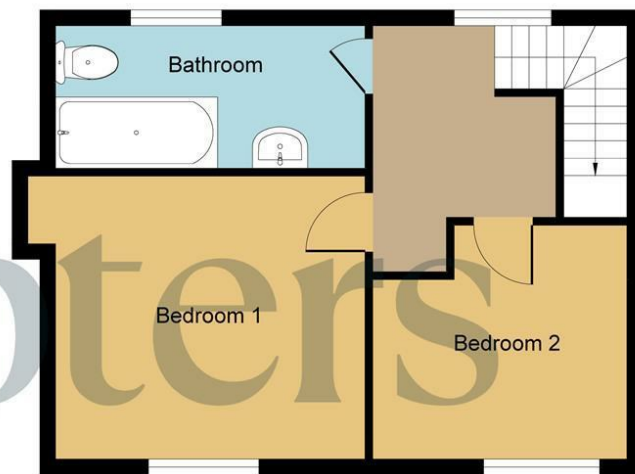


• USEFUL STORAGE CELLAR • GARDEN TO THE FRONT • SOUGHT AFTER LOCATION





Ground Floor



First Floor

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		
(69-80) C		
(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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