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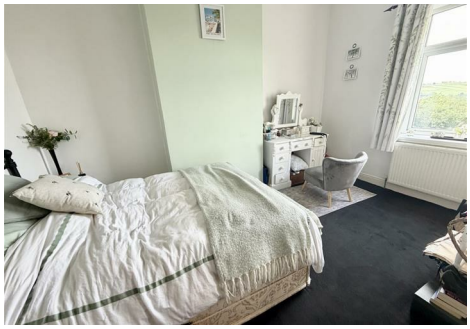

18 Akroyd Terrace, Pye Nest, Halifax, HX2 7DS

Offers Over £185,000

- Desirable Location
- 3 Good Sized Bedrooms
- South Facing Garden
- Attractive Interior
- Realistically Priced
- Panoramic Views
- Spacious Lounge
- 2 Bathrroms
- Easy Access To Halifax & Sowerby Bridge
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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18 Akroyd Terrace, Halifax HX2 7DS

Situated in this desirable and extremely convenient residential location lies this traditional stone-built double-fronted back-to-back terraced residence providing deceptively spacious and attractive 3 bedroomed family accommodation over four floors.

An internal inspection is absolutely essential to fully appreciate the accommodation provided by this period home, which briefly comprises a spacious lounge and dining area, basement breakfast kitchen and utility room, three good sized bedrooms (one with en suite), family bathroom, UPVC double glazing, gas central heating, garden to the front, and off road parking.

The property provides excellent access to the local amenities of Halifax and Sowerby Bridge, as well as easy access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

The property will be of special interest to the first-time buyer or young family and an early inspection is absolutely essential in order to avoid disappointment.

3 2 1

Council Tax Band: A

LOUNGE WITH DINING AREA
20'1" x 13'9"
A UPVC double glazed front entrance door opens into the spacious lounge and dining area with two UPVC double glazed windows to the front elevation enjoying panoramic views and providing this room with its light and spacious aspect. The central feature of this room is the inglenook fireplace with matching hearth. Two double radiators, TV point, and fitted carpet.

from the dining area door opens to stairs with fitted carpet leading down to the

LOWER GROUND FLOOR

BREAKFAST KITCHEN
The breakfast kitchen is fitted with modern wall and base units incorporating matching work surfaces with breakfast bar, four-ring gas hob with fan-assisted electric oven and grill beneath, extractor hood above, and a stainless steel single drainer sink unit with mixer tap. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls together with a matching flooring. UPVC double glazed French doors open onto the front patio area. There is also a cupboard housing the central heating boiler and a modern radiator.

from the breakfast kitchen through to the

UTILITY ROOM
5'7" x 7'6"
The utility room has plumbing for an automatic washing machine together with power and light and provides useful storage facilities.

from the Lounge door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING
With a fitted carpet.

From the landing door to

BEDROOM TWO
13'11" x 8'4"
Bedroom two has a UPVC double glazed window to the front elevation enjoying panoramic views, cornice to ceiling, one double radiator, and a fitted carpet.

From the landing door to the

BATHROOM
The bathroom is fitted with a modern white three-piece suite incorporating hand wash basin with mixer tap, low flush WC, and panel bath with Mira shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls together with a matching tiled floor. There is a UPVC double glazed window to the front elevation and heated towel rail/radiator.

From the landing door to

BEDROOM ONE
13'11" x 12'8" narrowing to 8'9"
This spacious double bedroom has a UPVC double glazed window to the front elevation again enjoying superb panoramic views. Additional features include cornice to ceiling, one double radiator, and a fitted carpet. There is also a door providing access to the bathroom from the bedroom.

from the landing stairs with fitted carpet lead to the

SECOND FLOOR

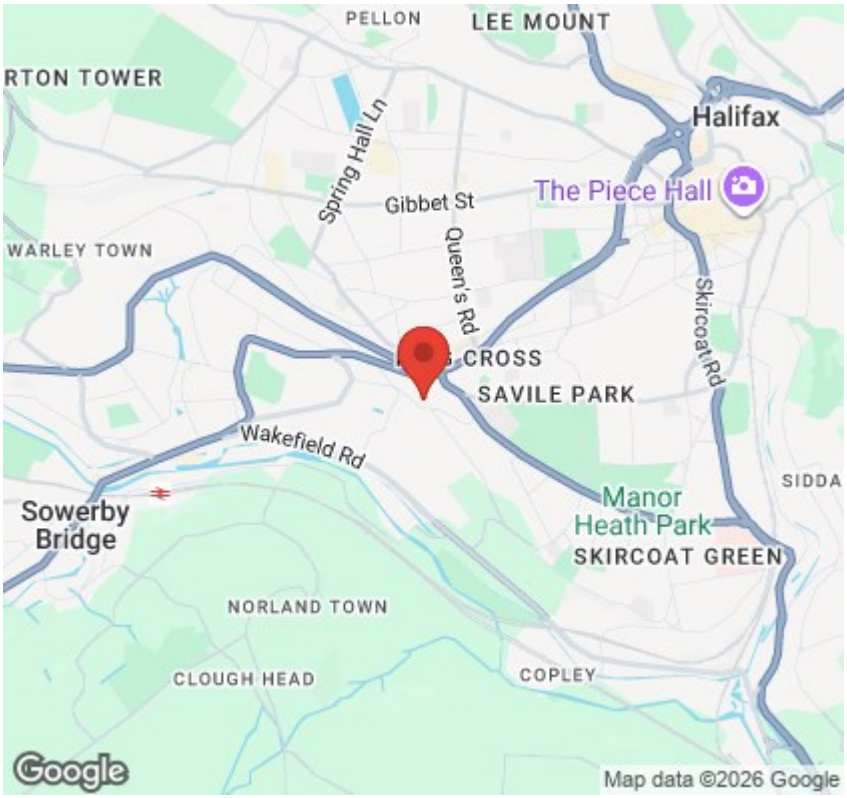
BEDROOM THREE
23'4" x 13'10"
This spacious double bedroom has two UPVC double glazed windows to the front elevation again enjoying superb panoramic views. Features include exposed brickwork to the chimney breast, inset spotlight fittings, access to loft space, one radiator, and fitted carpet.

from the bedroom door to the

EN SUITE SHOWER ROOM
The en suite shower room is fitted with a white three-piece suite incorporating pedestal wash basin, low flush WC, and shower cubicle with shower unit. The en suite is tiled around the shower area with complementing colour scheme to the remaining walls together with matching tiled flooring.

GENERAL
The property is constructed of stone and has the benefit of all main services including gas, water, and electric together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band A.

EXTERNAL
To the front of the property there is a private road to Ackroyd Terrace which provides parking in front of the property. There is also a small flagged patio area accessed from the lower ground floor. Across the road there is a further large south-facing garden incorporating flagged patio areas, mature plants and shrubs, lawned garden, and garden shed.



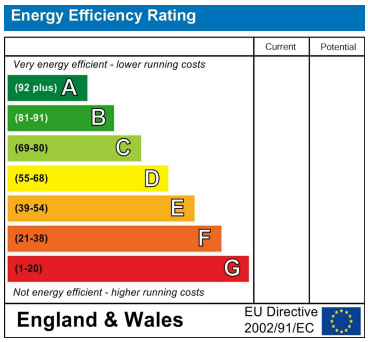
Directions

SAT NAV HX2 7DS

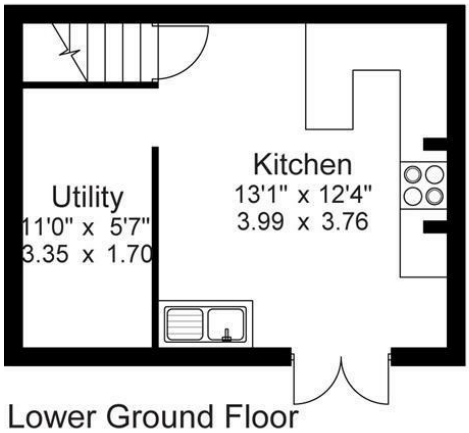
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

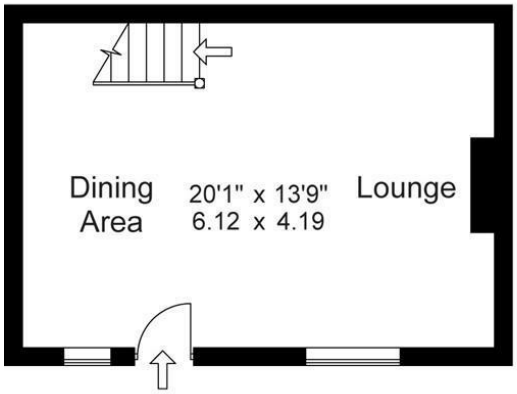


Approx Gross Floor Area = 1168 Sq. Feet
= 108.6 Sq. Metres

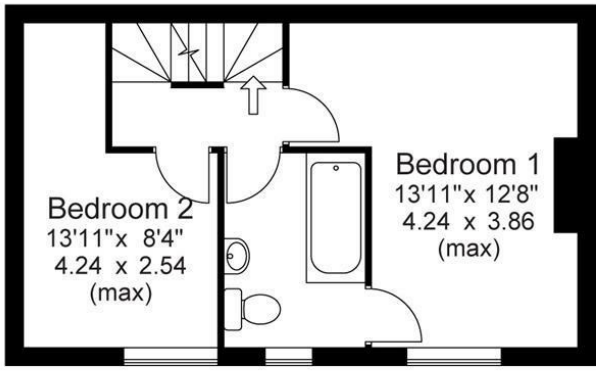


Lower Ground Floor

Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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