

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Carlton Terrace,**

**£175,000**





Nestled in the heart of Halifax, Carlton Terrace presents a remarkable opportunity for those seeking a development project in a prime town centre location. This spacious mid-terrace house boasts accommodation spread over four floors, a large workshop and off road parking, offering ample room for creativity and transformation.

The property features four well-proportioned bedrooms and a reception room, providing a comfortable living space that can be tailored to suit your needs. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the lock-up storage area to the rear, which adds significant value and versatility. Additionally, off-road parking is available, a rare find in such a central location, making it ideal for both residents and potential tenants.

This property represents an excellent investment opportunity, with the potential to create a multi-use building that could cater to various needs. Whether you envision a stylish family home, rental units, or a combination of both, the possibilities are endless.

With its prime location in Halifax, Carlton Terrace is well-connected to local amenities, shops, and transport links, making it an attractive prospect for both homeowners and investors alike. TITLE PLAN IS THE HATCHED AREA.

- **\*\*ATTENTION INVESTORS\*\***
- DEVELOPMENT OPPORTUNITY
- ACCOMMODATION OVER FOUR FLOORS
- FOUR BEDROOMS
- OFF ROAD PARKING TO THE REAR
- SPACIOUS LOCK UP/ OFFICE SPACE TO THE REAR
- EPC RATING - E
- COUNCIL TAX BAND - A

## Accommodation

### Lounge

10'11" x 15'5" (3.35 x 4.7)

### Lower ground floor

### Kitchen

13'11" x 15'3" (4.25 x 4.65)

### First floor

### Bedroom one

13'11" x 12'9" (4.25 x 3.9)

### Bedroom three

10'2" x 8'4" (3.1 x 2.55)

### Bedroom four

8'4" x 10'6" (2.55 x 3.22)

### Bathroom

7'3" x 5'2" (2.22 x 1.6)

### Second floor

### Bedroom two

13'5" x 15'7" (4.1 x 4.77)

### External

The front of the property is pavement lined. To the rear of the property you will find a spacious courtyard providing off road parking and access to the lock up/ Office space.

### Lock up/ Office

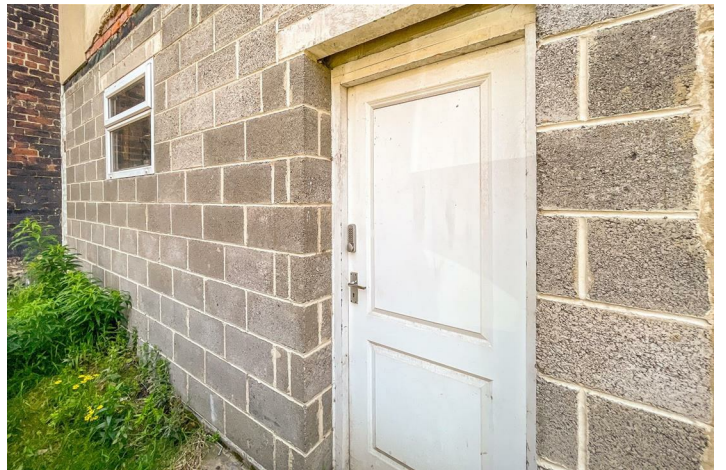
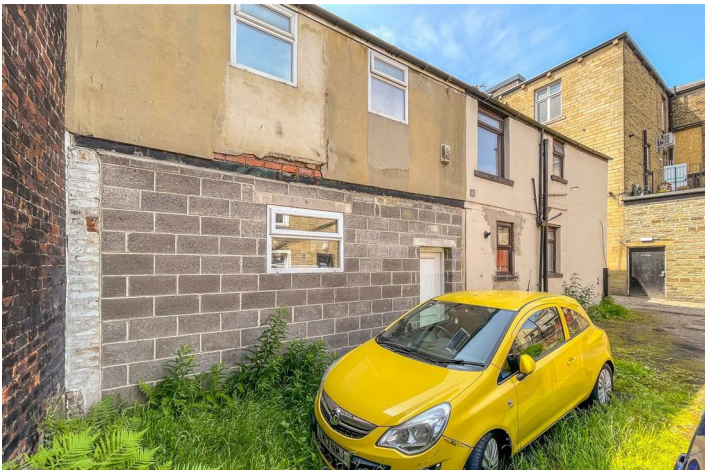
18'6" x 13'1" (5.65 x 4.00)

### Directions

Please use post code HX1 2AD for sat nav directions.

### PLEASE NOTE

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



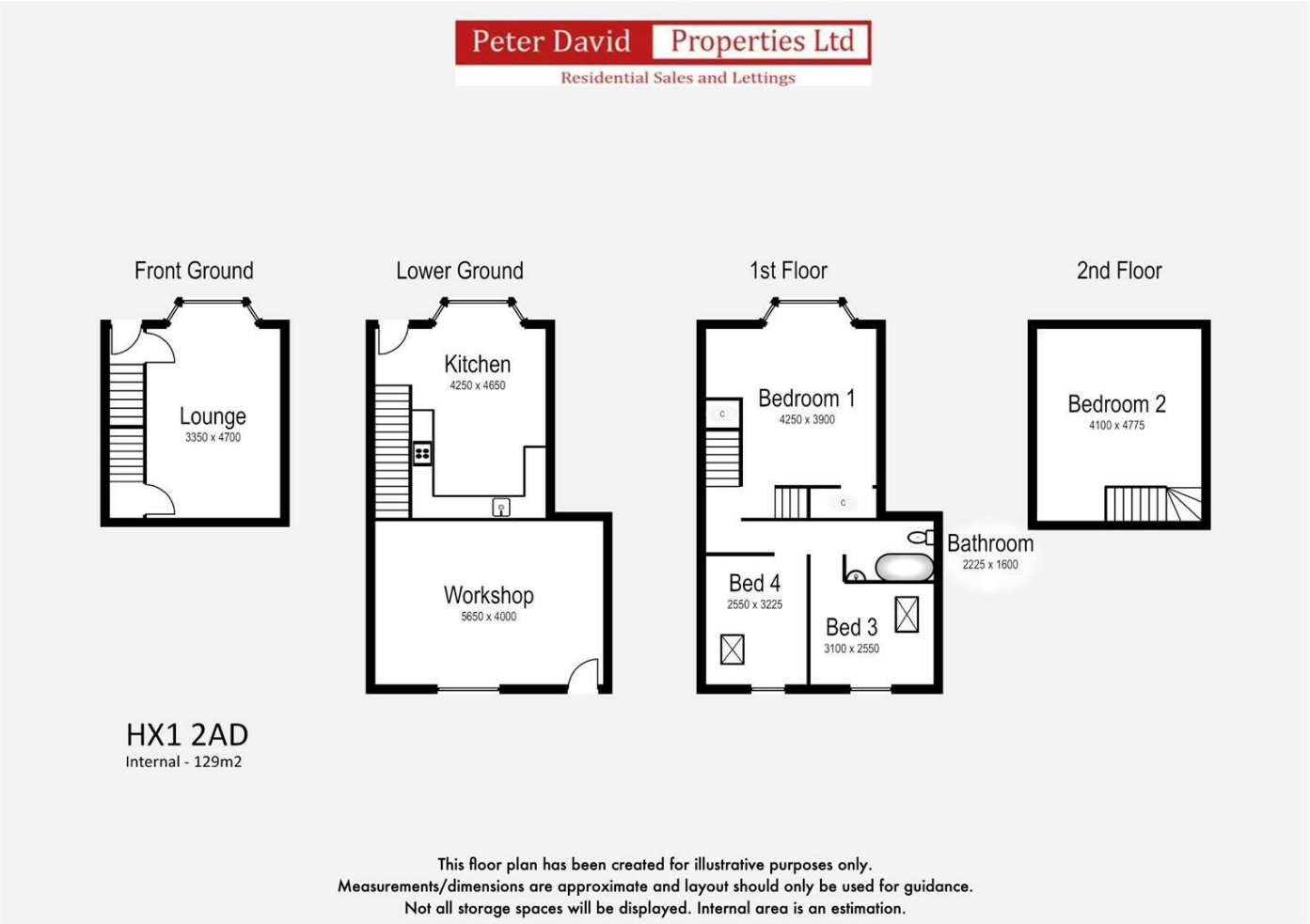
Hybrid Map



Terrain Map



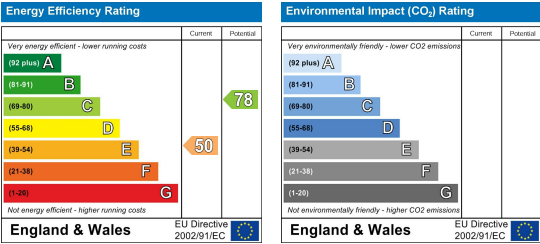
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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