



## 11 Waverley Terrace, Halifax, HX3 8DX

Offers In The Region Of £210,000

- Spacious three-bedroom character property
- Rear garden with gated off-road parking
- Great potential
- No onward chain
- Cellar providing excellent storage space
- New kitchen carcasses
- Potential loft conversion (STPP)
- Excellent village location
- Refurbished bathroom

# 11 Waverley Terrace, Halifax HX3 8DX

Great potential! Offered to the market with no onward chain is this spacious and characterful three-bedroom family home, lovingly owned by the same family for over 32 years. Retaining a wealth of period features including high ceilings, stained glass detailing, coving and decorative Lincrusta panels, the property offers excellent potential for a purchaser to modernise cosmetically and create a stunning long-term home. There is also clear scope for a loft conversion, as neighbouring properties have undertaken, subject to the necessary consents. With generous room proportions, a substantial cellar and scope to reconfigure or enhance further, the property offers an exciting opportunity for buyers seeking a home with significant future potential.



Council Tax Band: B



Offered to the market with no onward chain is this well-proportioned three-bedroom property, occupying a pleasant position situated within the attractive and well-regarded area of Waverley Terrace, Hipperholme with enclosed rear garden and off-road parking.

The property has been a much-loved family home for over 30 years and now presents an excellent opportunity for a purchaser to modernise and put their own stamp on the accommodation, whilst retaining the charm and character already present throughout.

Upon entering the property, you are welcomed into a decorative entrance hallway, retaining original features such as Lincrusta wall panels, leading through to the principal reception rooms.

To the front is a spacious lounge featuring a bay window with stained glass detailing, decorative coving and a feature fireplace with gas fire, all complemented by the property's notably high ceilings.

To the rear is a separate dining room linking the kitchen via attractive feature archway, again benefitting from high ceilings and a fireplace, creating an excellent entertaining and family space.

The kitchen is fitted with a range of wooden wall and base units together with recessed spotlights, extractor hood, free-standing gas cooker and space for a free-standing fridge freezer. The kitchen carcasses were replaced approximately 12 months ago making an upgrade straight forward and cost-effective, all complemented by wood-effect lino flooring. Access is also available to a useful cellar, approximately the size of the dining room, providing excellent additional storage potential.

To the first floor, a spacious landing provides access to three bedrooms and the house bathroom, together with loft access. The loft space offers excellent

potential for conversion into additional accommodation with en suite facilities, as neighbouring properties have done, subject to the necessary planning and building regulation consents.

The principal bedroom benefits from fitted wardrobes, as does the second bedroom. The third bedroom is a good-sized single room positioned to the front elevation.

In no need of renovation, the recently refurbished bathroom comprises a large walk-in shower, vanity sink unit, WC, towel radiator, laminate flooring and window to the rear elevation.

The property further benefits from a combination boiler providing gas central heating and hot water.

Externally, the property benefits from a low-maintenance paved front garden with stone boundary wall and gated access. To the rear is an enclosed paved garden area with metal gates providing off-road parking, together with space for a useful storage shed.

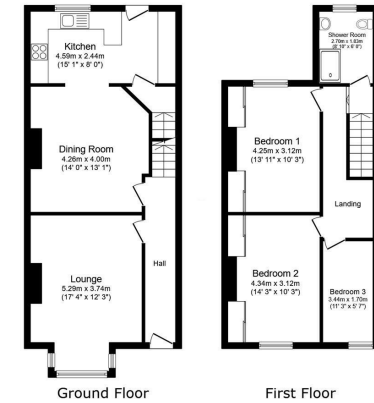
Additional unrestricted on-street parking is also available directly outside the rear gates.

### Agent Notes

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total floor area: 104.3 sq.m. (1,123 sq.ft.)

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