

Chapters



31 BOOTH TERRACE HALIFAX

£220,000
FREEHOLD

Boasting stunning open countryside views, this beautifully presented two-bedroom stone-built terraced home occupies a peaceful position on the ever-popular Booth Terrace in Halifax. Renovated throughout, the property combines stylish modern living with an abundance of character and is ready to move straight into. Ideally located close to Midgley Village and the local cricket club, it enjoys a desirable semi-rural setting while remaining convenient for local amenities and transport links. The bright and well-maintained interior includes a spacious dining kitchen with excellent worktop and storage space, while the thoughtful renovations throughout have enhanced the home's character and appeal. To the rear, a seating area provides the perfect place to relax and enjoy the uninterrupted countryside views. An allotment/parcel of land at the end of the road is also available by separate negotiation, offering additional outdoor potential. Ideal for first-time buyers, professionals or those looking to downsize, this charming home offers modern comfort, character and an enviable location with countryside walks and everyday amenities close by. **Open Day:** Friday 18th July, 11:00am-1:00pm. Prospective purchasers are invited to attend. To help us manage viewings, please contact the office in advance to register your interest and confirm your attendance. Early viewing is highly recommended.



• BEAUTIFULLY PRESENTED STONE BUILT TERRACED HOME • SOUGHT AFTER LOCATION • STUNNING COUNTRYSIDE VIEWS

Entrance

Entering through a stable style wooden door into the kitchen.

Kitchen

15'3" x 8'5"

The kitchen is fitted with a range of matching wall and base units complemented by tiled splashbacks and integrated appliances, including an oven, gas hob, and overhead extractor hood. There is plumbing for a washing machine, space for a freestanding fridge freezer and dishwasher, and a stainless steel sink with drainer positioned beneath a double-glazed window overlooking the front of the property. Additional features include a radiator and doors leading to:

Bathroom

7'8" x 5'1"

The bathroom is fitted with a modern three-piece suite comprising a panelled bath with overhead shower and glass shower screen, wash hand basin, and low-level WC. Complemented by part-tiled walls, the room also features a frosted double-glazed window to the side elevation, a Velux roof window allowing for additional natural light, an extractor fan, and a heated towel radiator.

Cellar

Useful cellar providing excellent storage space, complete with lighting, making it ideal for household storage or additional utility use.

Living Room

13'0" x 12'9"

A spacious and welcoming living room featuring a multi-fuel burning stove, creating a cosy focal point. The stove benefits from a flue that was professionally re-lined approximately five years ago, offering added peace of mind. A double-glazed window to the rear enjoys attractive countryside views, while a uPVC door provides access to the rear garden. Additional features include a radiator and stairs leading to the first-floor landing.

First Floor Landing

Bedroom One

12'11" x 16'0"

A generously sized double bedroom offering ample space for freestanding wardrobes and additional furniture, complemented by a built-in storage cupboard. A double-glazed window to the rear enjoys



• RENOVATED THROUGHOUT AND READY TO MOVE INTO • SPACIOUS DINING KITCHEN • PRIVATE OUTDOOR SEATING AREA

attractive countryside views, while a radiator completes the room.

Bedroom Two

15'5" x 8'7"

A well proportioned double bedroom offering ample space for freestanding furniture. A double-glazed window overlooks the front of the property, while a door provides access to the en suite WC. The property also benefits from a recently upgraded loft, providing excellent additional storage space and offering buyers the reassurance of recent improvement works.

En Suite WC

4'1" x 5'2"

Fitted with a low-level WC and wash hand basin, this cloakroom also benefits from a built-in cupboard housing the boiler. Finished with inset spotlights, part-tiled walls, a feature exposed stone wall, and an extractor fan, creating a stylish and practical space.

External

To the front of the property is a flagged seating area, with on-street parking available nearby. To the rear, a further flagged seating area provides the perfect space

for outdoor dining or relaxing while enjoying attractive countryside views. A pathway with gated right of way access is shared with neighbouring properties on either side. Additionally, an allotment/parcel of land located at the end of the road is available to purchase by separate negotiation.



• IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS • EXCELLENT TRANSPORT LINKS AND LOCAL AMENITIES NEARBY • COUNCIL TAX BAND B





Additional Information

Local Authority - Calderdale
Council Tax - Band B
Viewings - By Appointment
Only

Floor Area - 721.00 sq ft
Tenure - Freehold



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			78
(55-68) D			
(39-54) E		54	
(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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