Chapters



12 GRANDSMERE PLACE
HALIFAX

£475,000
FREEHOLD

Nestled in the charming area of Grandsmere Place, Halifax, this beautifully presented end terrace house offers an ideal family home with an abundance of space and character. Boasting six generously sized bedrooms, this property is perfect for larger families or those seeking extra room for guests or a home office.The house is a stunning example of stone built Victorian architecture, showcasing the elegance and craftsmanship of its era. Inside, you will find a well thought out layout that maximises both comfort and functionality. The spacious garden provides a delightful outdoor space for many outdoor activities.Additionally, the property features a separate garage, offering convenient storage or parking options. The location is particularly advantageous as it is situated close to local schools and amenities.This home combines modern living with historical charm. If you are searching for a spacious and inviting family home in a vibrant community, this property at Grandsmere Place is certainly worth considering.





• SIX BEDROOMS • CHARACTER STONE BUILT PROPERTY • SOUGHT AFTER LOCATION • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

Entering through a composite stable door into the kitchen with single glazed window to the front of the property.

Kitchen

Matching wall and base units with quartz worktops, stainless steel effect splash backs and mixer tap with stainless steel sink and draining board integrated into the quartz work surface. Integrated appliances such as, range cooker with fan oven and overhead extractor hood, dishwasher and space for a fridge freezer.

Dining Area

From the kitchen leading into the dining area there is space for a large dining table and chairs, single glazed sash window facing the rear of the property, original Victorian internal paneled doors and radiator.

Cellar

Large storage cellar with power and lighting.

Utility Room

Matching wall and base units with stainless steel sink and draining board, frosted single glazed sash window to the front of the property, WC, plumbing for a washing machine, space for a tumble dryer and radiator.

Sitting Room

Spacious sitting room with fitted wall units, gas fire with feature surround, single glazed sash window to the front of the property, radiator and original features including coving and ceiling rose.

Lounge

Good sized lounge with large double glazed bay window to the rear of the property, multi fuel burning fire with feature surround, built in shelving and cupboards, original coving and radiator.

First Floor Landing

First floor landing with doors leading to:

Bedroom One

Double bedroom with double glazed window to the rear of the property, space for free standing furniture and radiator.

Bedroom Two

Double bedroom with sash window to the front of the property, space for free standing furniture and radiator.





• GOOD TRANSPORT LINKS • SPACIOUS GARDENS • SEPERATE GARAGE • BEAUTIFULLY PRESENTED THROUGHOUT • PERIOD FEATURES

Bedroom Three

Double bedroom with single glazed sash window to the rear of the property, built in wardrobes and cupboard storage and radiator.

Bedroom Four

Double bedroom with single glazed sash window, built in wardrobes and cupboard storage and radiator.

Bathroom

Bath with over head shower and glass shower screen, wash basin and WC. Frosted single sash window to the front of the property, built in linen cupboard, part tiled walls, inset spotlighting and heated towel radiator.

Shower room

Walk in shower cubicle, wash basin, frosted double glazed window to the rear of the property, part tiled walls and radiator.

Second Floor

Bedroom Five

Double bedroom with Velux window, built in cupboard storage, access to under eaves storage, space for free standing furniture and radiator.

Bedroom Six

Double bedroom with Velux window, built in cupboard storage, exposed beams and radiator.

External

To the front of the property there is off road parking for multiple cars, a separate garage with power and lighting and rear door access, an EV charger and spacious court yard with a blocked paved seating area, mature trees, outside tap and enclosed bin store. To the rear of the property there is gated access to the garden which has an Indian slate patio area, wooden decked seating area and lawned garden with mature fruit trees, access to a summer house and brick built BBQ. To the rear there is off road parking for multiple cars, to the side of the garden there is compost and garden storage area.









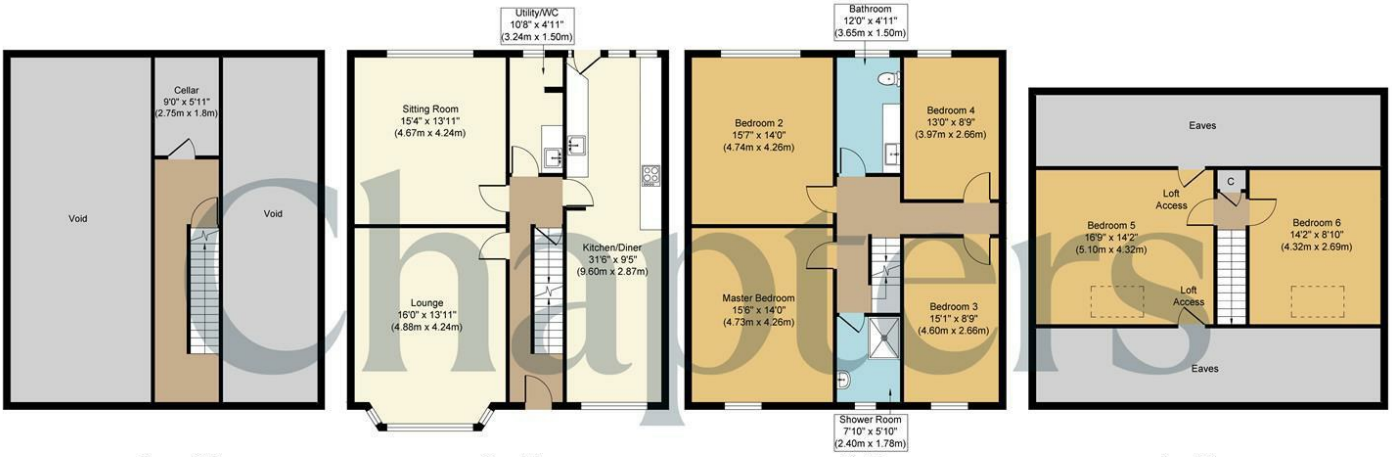




Additional Information

Local Authority	-		**Floor Area**	-	sq ft
Council Tax	-	Band C	**Tenure**	-	Freehold
Viewings	-	By Appointment			

Only



Basement/Cellar
Approximate Floor Area
187 sq. ft
(17.37 sq. m)

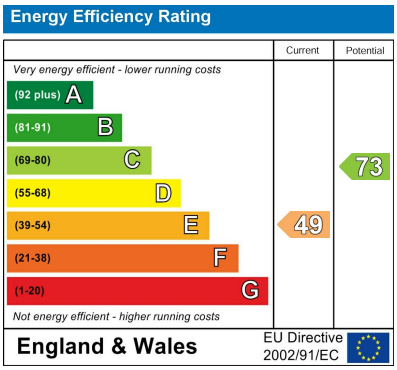
Ground Floor
Approximate Floor Area
913 sq. ft
(84.80 sq. m)

First Floor
Approximate Floor Area
893 sq. ft
(82.99 sq. m)

Second Floor
Approximate Floor Area
449 sq. ft
(41.68 sq. m)

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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