Property@Kemp&Co

67 Delph Hill Road, Halifax, HX2 7EE

Offers Over £200,000

- Highly Desirable Location
- Delightful Period Cottage
- Off Road Parking
- Spacious Open Plan Lounge Dining Kitchen
- Realistically Priced
- Superb Panoramic Views
- Attractive Modern Accommodation
- Easy Access to Halifax & M62
- South Facing Garden
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

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67 Delph Hill Road, Halifax HX2 7EE

Situated in this highly desirable and much sought after residential location providing easy access to Halifax town centre, Sowerby Bridge and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds, lies this delightful two bedroomed stone built cottage residence providing attractive modern accommodation and enjoying superb panoramic views.

Just step inside this delightful south facing property and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, open plan lounge, and dining area, with a modern fully fitted kitchen, cellar, two bedrooms, modern bathroom, gardens, off road parking, uPVC double glazing and gas central heating.

Very rarely does the opportunity arise to purchase such a quality property in this sought after location and as such an early appointment to view is absolutely essential.

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Council Tax Band: A

ENTRANCE HALL
With one double radiator, uPVC double glazed window to the side elevation and a laminate wood floor.

From the Entrance Hall a door opens to the

OPEN PLAN LOUNGE, DINING AND KITCHEN AREA
16'4" x 24'4"

LOUNGE AND DINING AREA
This spacious open plan living room has uPVC double glazed French doors opening onto the south facing garden, log burning stove, two double radiators and a fitted carpet.

KITCHEN AREA
Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit, four ring induction hob with fan assisted electric oven and grill beneath and extractor in pull-out canopy above, integrated dishwasher, wine cooler, integrated fridge and an integrated freezer. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, and a uPVC double glazed window to the rear elevation.

From the Kitchen a door opens to the cellar head with stone steps down to the

CELLAR
With plumbing for washing machine and provides useful storage facilities.

From the Lounge a glass panelled door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING
With fitted carpet. Door to

BEDROOM ONE
14'0" x 8'3"
This double bedroom has a uPVC double glazed tilt and turn fire escape window to the front elevation enjoying superb panoramic views, fitted wardrobes to one wall, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO
8'4" x 8'10" max
With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

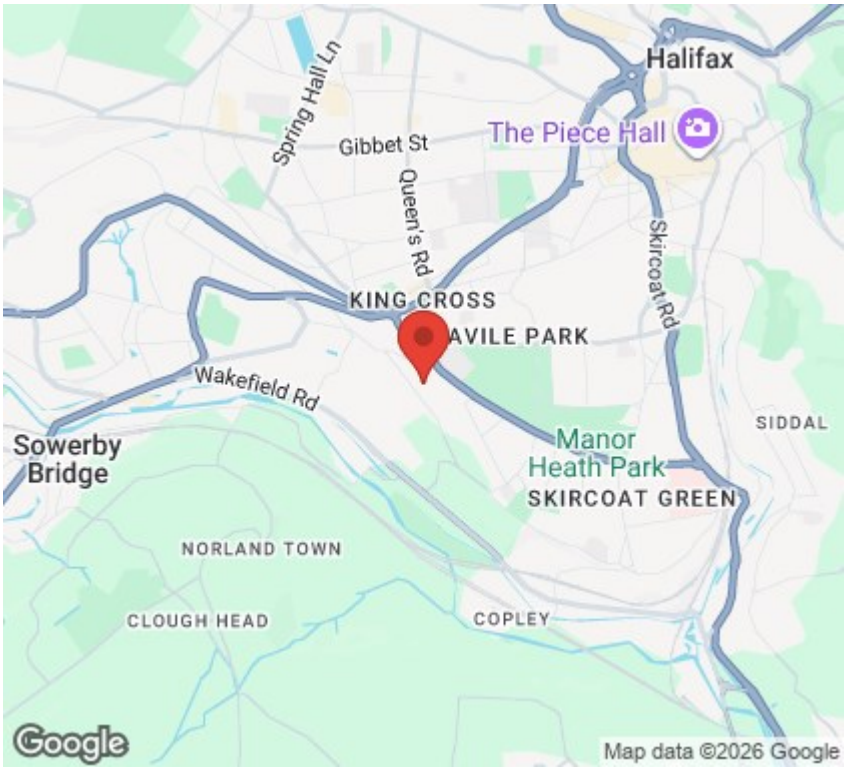
From the Landing a door opens to the

BATHROOM
With modern white three piece suite comprising pedestal wash basin, low flush WC and Victorian style roll top claw foot bath with rainfall shower. The bathroom is fully tiled including the floor and has a chrome heated towel rail/radiator and uPVC double glazed window to the rear elevation.

From the Landing a uPVC double glazed door opens onto a decked area.

GENERAL
The property is constructed of stone and surmounted with a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of 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 off road parking, a lawned garden, flagged patio area and path leading to the front entrance door. To the rear of the property there is a decked area which is accessed from the first floor landing.



Directions

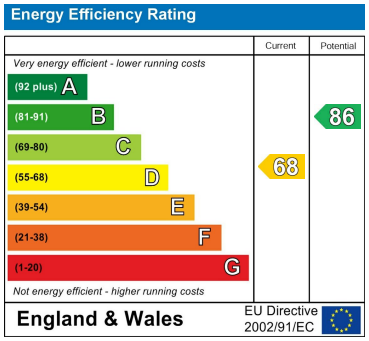
SAT NAV HX2 7EE

Viewings

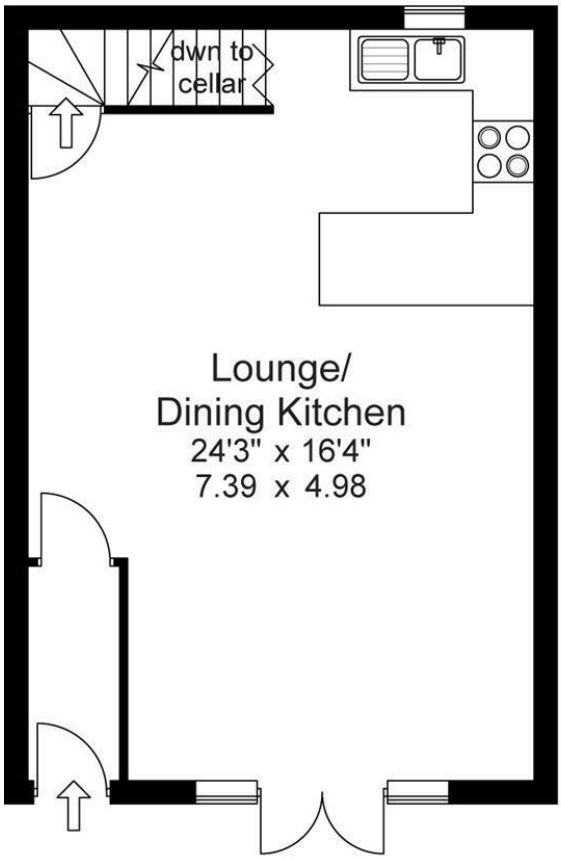
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

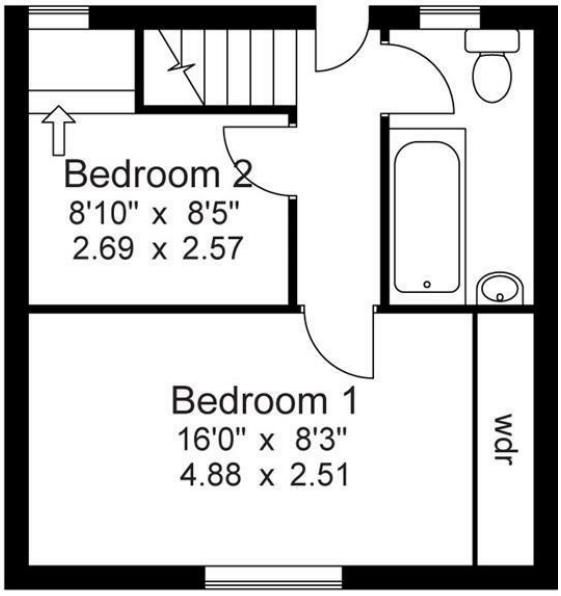
D



Approx Gross Floor Area = 693 Sq. Feet
= 64.4 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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