



## 4 Springfield Terrace, Hipperholme, Halifax, HX3 8ET

Offers Over £210,000

- : Highly Desirable Residential Location
- : Requires Modernising
- : Three Double Bedrooms with potential for Four
- : Suite Of Cellars
- : Realistically Priced
- : Spacious Period Residence
- : Garden To The Front
- : Spacious Dining Kitchen
- : uPVC Double Glazing & Gas Central Heating
- : Viewing Recommended

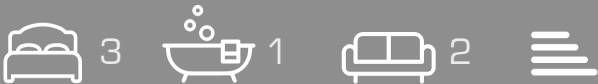
## 4 Springfield Terrace, Halifax HX3 8ET

Situated in this highly desirable and much sought after residential location lies this substantial stone built three bedroomed terraced residence providing spacious family accommodation. Although the property requires modernising, which is reflected in the asking price, and an internal inspection is absolutely essential to fully appreciate the potential this property provides.

The property briefly comprises an entrance hall, lounge, dining kitchen, cellars, three double bedrooms, bathroom, and a large garden to the front. The property benefits from UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Hipperholme and Lightcliffe, as well as easy access to Halifax, Leeds and the M62 motorway network linking the business centres of Manchester and Leeds.

The property is being offered for sale at this realistic asking price, and as such an early inspection is strongly recommended to avoid disappointment.



Council Tax Band: B



### ENTRANCE HALL

Front entrance door opening into the entrance hall with UPVC double glazed window above the door. Cornice to ceiling. One double radiator.

From the entrance hall, door opens into the

### LOUNGE

12'5" x 14'11"

With UPVC double glazed window to the front elevation enjoying an attractive garden outlook. Feature fireplace incorporating coal effect gas fire on a marble hearth. Cornice to ceiling with matching centre rose and picture rail. One single radiator.

From the entrance hall door opens into the

### DINING KITCHEN

18'3" max x 10'4"

This spacious dining kitchen two UPVC double glazed windows to the rear elevation. Fitted wall and base units with white Belfast sink unit. Plumbing for automatic washing machine and dishwasher. Electric cooker point. Built-in cupboards to one side of the chimney breast. One double radiator and rear entrance door.

From the entrance hall door opens into the cellar head with steps down to the

### CELLARS

MAIN CELLAR 5.56 max x 4.59

With window to the front elevation. White Belfast sink unit. Ideal central heating boiler. One single radiator. Power and light.

### KEEPING CELLAR

Housing electric and gas meters with fitted shelves providing useful storage facilities and access to a further coal cellar.

From the entrance hall stairs lead to the

### FIRST FLOOR LANDING

From the landing, door opens into the

### BATHROOM

Modern white three piece suite incorporating pedestal wash basin, low flush W/C and panelled bath. The bathroom is tiled around the suite with complementary wall finish. UPVC double glazed window to the rear elevation. One double radiator.

From the landing door opens to

### BEDROOM ONE

18'2" narrowing to 15'1" x 12'2"

This spacious double bedroom has two UPVC double glazed windows to the front elevation enjoying an attractive garden outlook. Built-in wardrobes to one side of the chimney breast with cupboard space above and additional storage cupboard. One single radiator. This room could be split into 2 bedrooms if required.

From the entrance hall door opens into

### BEDROOM TWO

12'0" x 10'5"

With UPVC double glazed window to the rear elevation. Built-in wardrobe to one side of the chimney breast with cupboard space above and further cupboard to the opposite side. One single radiator.

From the landing door to

### ATTIC BEDROOM THREE

18'0" x 17'11"

Spacious attic room with Velux double glazed skylight window. This room could also be split into 2 smaller rooms making a 4 bed roomed family home.

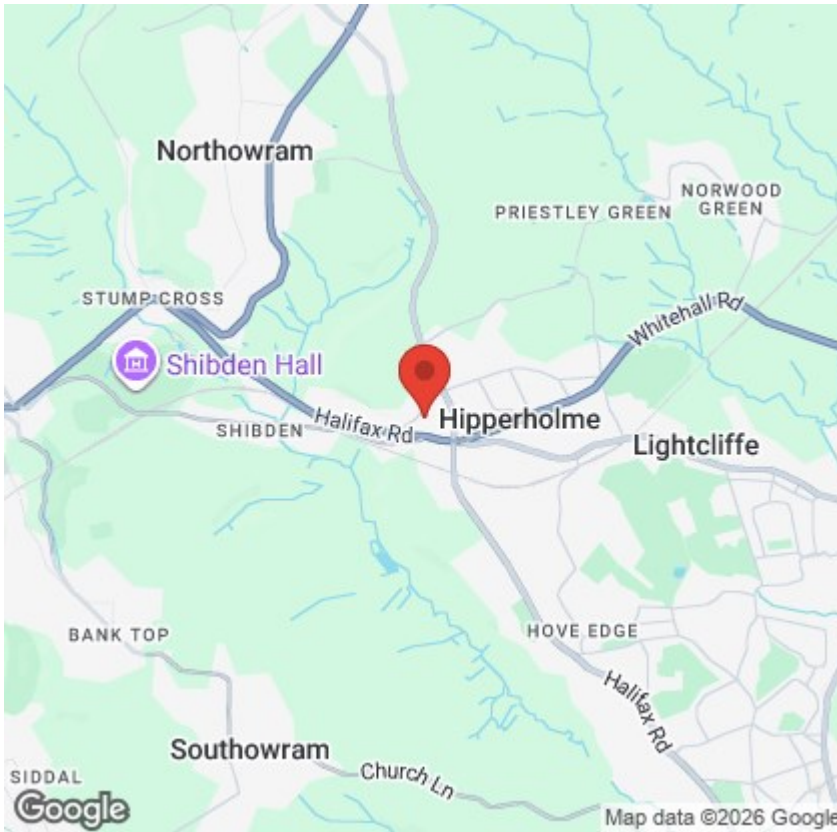
### GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It benefits from all main services including gas, water and electric, together with UPVC double glazing and gas central heating. The property is Freehold and in Council Tax Band B.

### EXTERNAL

To the front of the property there is a mature garden incorporating lawn, plants and shrubs, with steps leading to the front entrance door.

To the rear there is a private road providing parking facilities.



### Directions

SAT NAV HX3 8ET

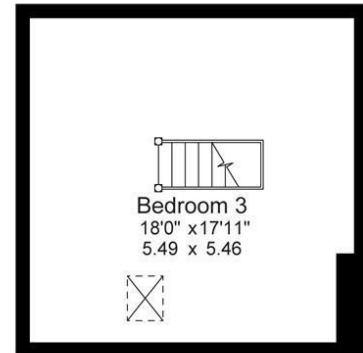
### Viewings

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

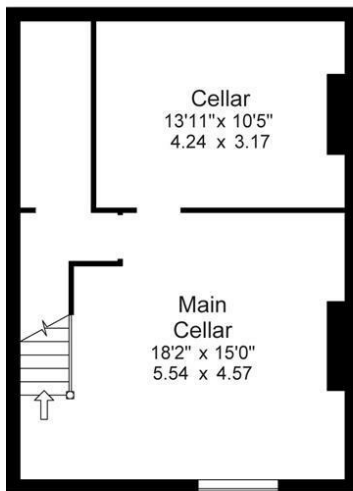
### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

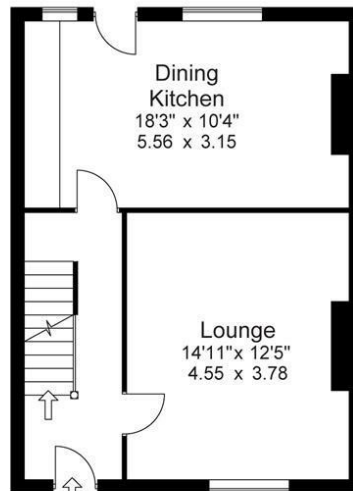
Approx Gross Floor Area = 1743 Sq. Feet  
= 161.9 Sq. Metres



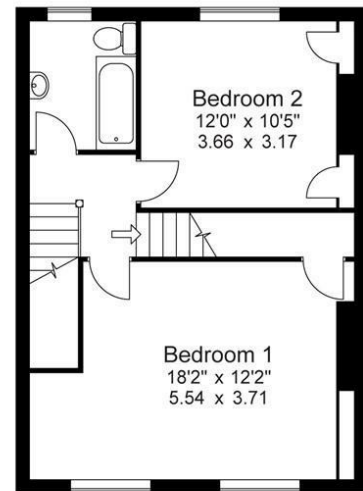
Second Floor



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.