Chapters



10 BARLEY FIELD SQUARE
HALIFAX

£190,000
FREEHOLD

Situated within a desirable residential location, this well-presented two-bedroom property offers spacious and well-proportioned accommodation, making it an ideal home for first-time buyers, couples or those looking to downsize. Conveniently located close to a range of local amenities and everyday conveniences, the property also benefits from a spacious living room with French doors opening onto the private rear garden, a fitted kitchen, downstairs WC, two double bedrooms and a family bathroom. Externally, the property boasts a private rear garden with patio and lawned areas, along with off-road parking to the front. Early viewing is highly recommended to fully appreciate the accommodation on offer. Don't miss out on the opportunity to make this lovely property your next home!





Entrance

Accessed via a wooden entrance door, the welcoming hallway provides access to the ground floor accommodation, including the downstairs WC, kitchen and living room. Stairs lead to the first-floor landing, with a radiator providing heating to the space.

Kitchen

Fitted with a range of matching wall and base units, complemented by tiled splashbacks and a stainless steel sink. The kitchen benefits from an integrated oven, gas hob and extractor hood, with space for a fridge freezer. Further provisions include plumbing for a washing machine and space for a tumble dryer. A double-glazed window to the front elevation provides plenty of natural light.

WC

Fitted with a WC and wash hand basin, the downstairs cloakroom benefits from a frosted double-glazed window to the front elevation, providing natural light whilst maintaining privacy. A radiator completes the room.

Living Room

A generously proportioned and spacious living room, offering an excellent space for both relaxing and entertaining. The room benefits from double-glazed French doors opening out onto the rear garden, allowing plenty of natural light to flow through. There are two radiators providing heating, along with a useful understairs storage cupboard.

First Floor Landing

The first-floor landing provides access to both bedrooms and the family bathroom. There is also a loft hatch providing access to the roof space.

Bedroom One

A spacious double bedroom featuring two double-glazed windows to the rear elevation, allowing for plenty of natural light. The room comfortably accommodates a double bed and benefits from a built-in wardrobe, with additional space for freestanding bedroom furniture. A radiator provides heating.

Bedroom Two

A further well-proportioned double bedroom featuring a double-glazed window to the front elevation,





providing plenty of natural light. The room benefits from a useful built-in storage cupboard and a radiator, making it a practical and comfortable bedroom.

Bathroom

The family bathroom is fitted with a bath with shower over, wash hand basin and WC. The room benefits from partially tiled walls, an extractor fan and a radiator, providing a practical and functional space for everyday use.

External

To the front of the property there is one off-road parking space, with steps leading up to the main entrance door. A pathway continues around the side of the property, providing gated access to the private rear garden. The rear garden features a flagged patio area, ideal for outdoor seating and entertaining, leading onto a lawned garden with a useful storage shed.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.









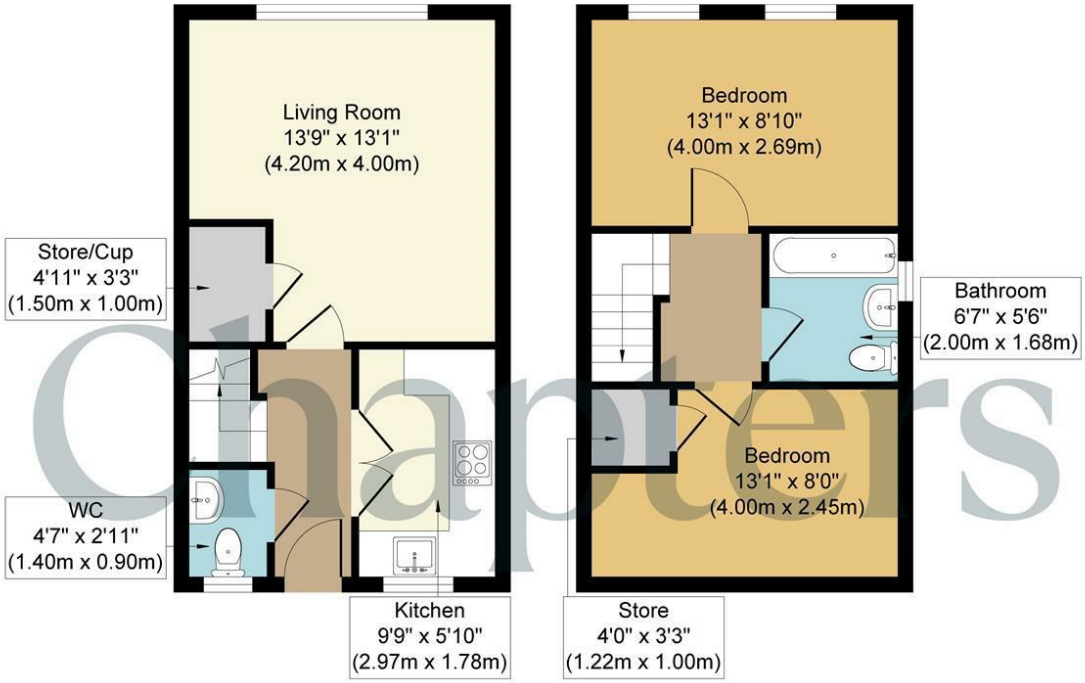




Additional Information

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

Only



Ground Floor
Approximate Floor Area
313 sq. ft
(29.08 sq. m)

First Floor
Approximate Floor Area
313 sq. ft
(29.08 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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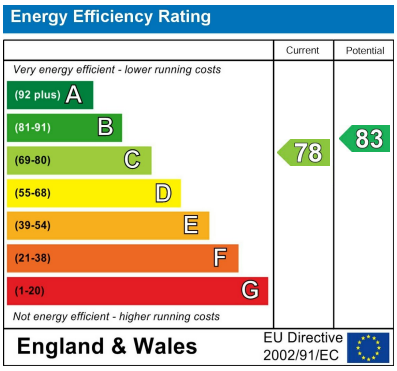

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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