



**4 SOUTHFIELD
TERRACE
HIPPERHOLME
HALIFAX
HX3 8JT**

Offers in the region of:
£148,500



**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk**

An extremely well maintained three bedroom stone built through terrace house situated within this sought after location. The accommodation has both gas central heating and upvc double glazing. Also briefly comprises: - Store cellar, front entrance porch, spacious lounge with Inglenook fireplace, kitchen with excellent range of new built in units incorporating oven, hob and extractor fan, two bedrooms, further single bedroom/study and tiled bathroom with white suite and shower over bath. Boarded loft space with Velux roof light, forecourt and spacious South facing rear patio and garden shed. An ideal first time purchase well worthy of internal inspection.

CONSTRUCTION

The property is built of stone and has a slate roof.

ACCOMMODATION COMPRISES:-

BASEMENT

Useful store cellar

GROUND FLOOR

Front entrance porch

With upvc external door and surround and tiled floor. Access to:-

Spacious lounge

4.27 m (14'1) x 4.41 m (14'6) max

With cast iron log burner in Inglenook style fireplace with stone hearth (requires attention) cornice and radiator.

Kitchen

3.43 m (11'3) x 2.13 m (7'0)

Part tiled, inset stainless steel sink unit with mixer taps, excellent range of new modern wall and base units with laminated work surfaces, new integrated electric hob, oven and extractor hood. Plumbing for automatic washing machine, wall mounted Ideal Instinct combination gas central heating boiler (new) tall feature radiator and upvc external door and surround.

FIRST FLOOR

Landing

Large storage cupboard with double doors.

Front double bedroom/bedroom 1

3.15 m (10'4) x 2.91 m (9'7) max

With radiator.

Rear bedroom/bedroom 2

3.28 m (10'9) x 2.02 m (6'7)

With radiator (drop down ladder to second floor)

Front single bedroom/bedroom 3

3.16 m (10'4) x 1.36 m (4'6)

With radiator.



Bathroom

With tiling to all four walls, three piece white suite incorporating panel bath with mixer taps, pedestal wash hand basin with mixer taps and low flush wc, electric shower over bath with rail and curtain, radiator and tiled floor.

SECOND FLOOR

Boarded loft space

4.39 (14'5) x 4.29 m (14'1) max

With Velux double glazed roof light and wooden drop down ladder. An ideal storage facility.

External

Small forecourt and spacious South facing rear patio with garden shed.

Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing to all windows and external doors. The Council tax band for the property is band A. The Energy Efficiency rating for the property is band D.

Directions

From Halifax proceed on the A58 Leeds/Bradford Road. On approaching Stump Cross bear right towards Hipperholme. On approaching Hipperholme traffic lights turn left up Denholme Road, past the Old Brodleians Rugby Club on the left and Southfield Terrace is then on the left.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property

Energy performance certificate (EPC)

4 Southfield Terrace 102, 102C HO2 8UT	Energy rating D	Valid until 2 June 2036	
Property type Mid-terrace house		Certificate number 6873-3083-7360-6438-1300	
Total floor area 58 square metres			

Rules on letting this property

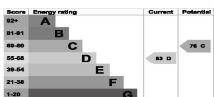
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

