



9 CROSS HILL HALIFAX

£215,000
FREEHOLD

Nestled in the sought after area of Cross Hill, Greetland, this charming stone built end terraced house offers a delightful blend of character and modern living. With three well proportioned bedrooms, this home is ideal for families or those looking for space or home office. There is a large kitchen dining area, ideal for entertaining guests or enjoying family meals creating a warm and inviting atmosphere. The character features throughout the home including exposed beams and stone walls, add a unique charm that sets this property apart from others. The location is highly desirable, providing easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. Whether you are looking for a family home or a place to settle down, this property offers both comfort and style in a vibrant community. Do not miss the opportunity to make this lovely house your new home.



• STONE BUILT TERRACED PROPERTY • THREE BEDROOMS • SOUGHT AFTER LOCATION • GOOD TRANSPORT LINKS

Entrance

Entering through a composite door into a vestibule with door leading to:

Living Room

Spacious living room with gas fire, feature exposed beams, wall lighting, double glazed window to the front of the property and radiator.

Kitchen Dining Room

Matching wall and base units, large gas cooker and gas hob, stainless steel sink with draining board, tiled splash backs, plumbing for a washing machine and dishwasher, space for fridge freezer, tumble dryer and space for a dining table and chairs. Double glazed window to the rear of the property, tiled flooring, wall lighting and radiator.

First Floor Landing

The first floor landing has a built in storage cupboard and doors leading to:

Bedroom One

Spacious double bedroom with exposed beams, two double glazed windows to the front of the property with views over the valley, space for free standing

furniture, eaves storage with ladder access, feature fire place and two radiators.

Bedroom Two

Double bedroom with electric wall mounted heater, exposed beam, space for free standing furniture and double glazed window to the side of the property.

Bedroom Three

Single bedroom with, built in cupboard housing the boiler, double glazed window to the rear of the property and radiator.

Bathroom

Three piece bathroom suite including bath with overhead shower and glass shower screen, wash basin and WC. Frosted double glazed window to the rear of the property, extractor fan, tiled walls and heated towel radiator.

External

To the front there is on street parking for one car with gated side access. To the rear there is a decked seating area with AstroTurf and an outside tap.



• PERIOD FEATURES • GARDEN TO THE REAR • ON STREET PARKING • VIEWS OVER THE VALLEY • SPACIOUS LIVING ROOM • LARGE KITCHEN DINING ROOM



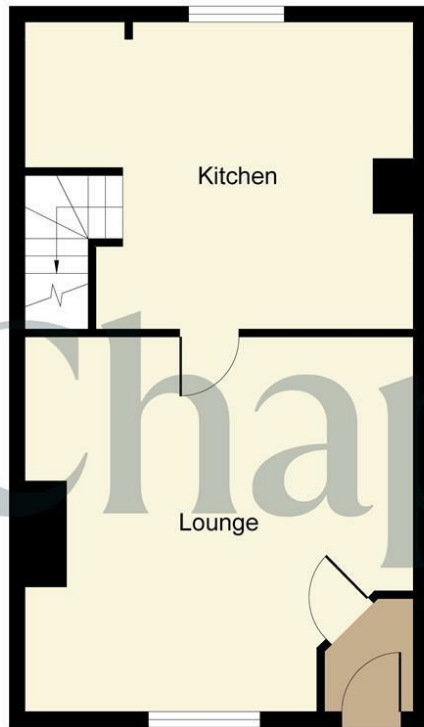




Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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