

Chapters



2 CARR HOUSE HALIFAX

£300,000
FREEHOLD

Nestled in the charming village of Booth, Carr House presents a delightful opportunity for those seeking a beautiful stone built end terrace home. This property boasts two well proportioned bedrooms, along with an attic room that is currently utilised as an additional bedroom, offering versatile living space for families or individuals alike. The exterior of the house is equally appealing, featuring a lovely garden both at the front and rear with views over the countryside perfect for enjoying the outdoors or entertaining guests. For those with vehicles, the property includes off road parking and a separate garage, ensuring convenience and security. Situated in close proximity to local schools and amenities, this home is ideally located for families and professionals who appreciate the balance of village life with easy access to essential services. Carr House is not just a residence; it is a place where comfort meets community, making it a wonderful choice for your next home.



• IDYLIC VILLAGE LOCATION • STONE BUILT END TERRACED PROPERTY • OFF ROAD PARKING AND GARAGE

Entrance

Entering through a composite door into the living room.

Living Room

Good sized living room with log burning fire, double glazed window to the front, wall lighting, feature beams inset spotlighting, radiator and door leading to:

Kitchen Dining Room

The kitchen has matching wall and base units with integrated appliances such as, oven, induction hob, extractor fan, under counter fridge and freezer and dishwasher. Stainless steel sink, tiled splash backs and tiled flooring, double glazed window and door to the rear, feature ceiling beams, inset spotlighting and radiator. There is space for dining table and chairs, a double glazed window to the rear and base units providing extra storage.

First Floor Landing

First floor landing with double glazed window to the front, radiator and doors leading to:

Bedroom One

Double bedroom with built in wardrobes, double glazed

window to the front, feature fireplace and radiator.

Bedroom Two

Double bedroom with double glazed window to the rear, space for free standing furniture, feature fireplace, inset spotlighting and radiator.

Bathroom

Four piece bathroom suite including bath, walk in shower cubicle, wash basin set to a vanity unit and WC. There is a frost double glazed window to the rear, inset spotlighting, part tiled walls and tiled flooring and a heated towel radiator.

Second Floor

Attic Room

Attic room currently used as a bedroom with Velux windows on both sides, space for free standing furniture, eaves storage to both sides double glazed window to the side and radiator.

External

To the front there is a lawned garden with gated access with views of the countryside. To the rear there are stone steps leading to a seating area with views of



• TWO DOUBLE BEDROOMS PLUS ADDITIONAL ATTIC ROOM • VIEWS OVER THE COUNTRYSIDE

the country side and an outdoor tap. The garage is located to the side of the terraced properties with allocated parking for one car. The garage has power, lighting and mezzanine level with access via a ladder.



• IDEAL FOR SMALL FAMILIES OR ANYONE LOOKING TO DOWNSIZE • CLOSE TO LOCAL SCHOOLS AND AMENITIES • BEAUTIFULLY PRESENTED

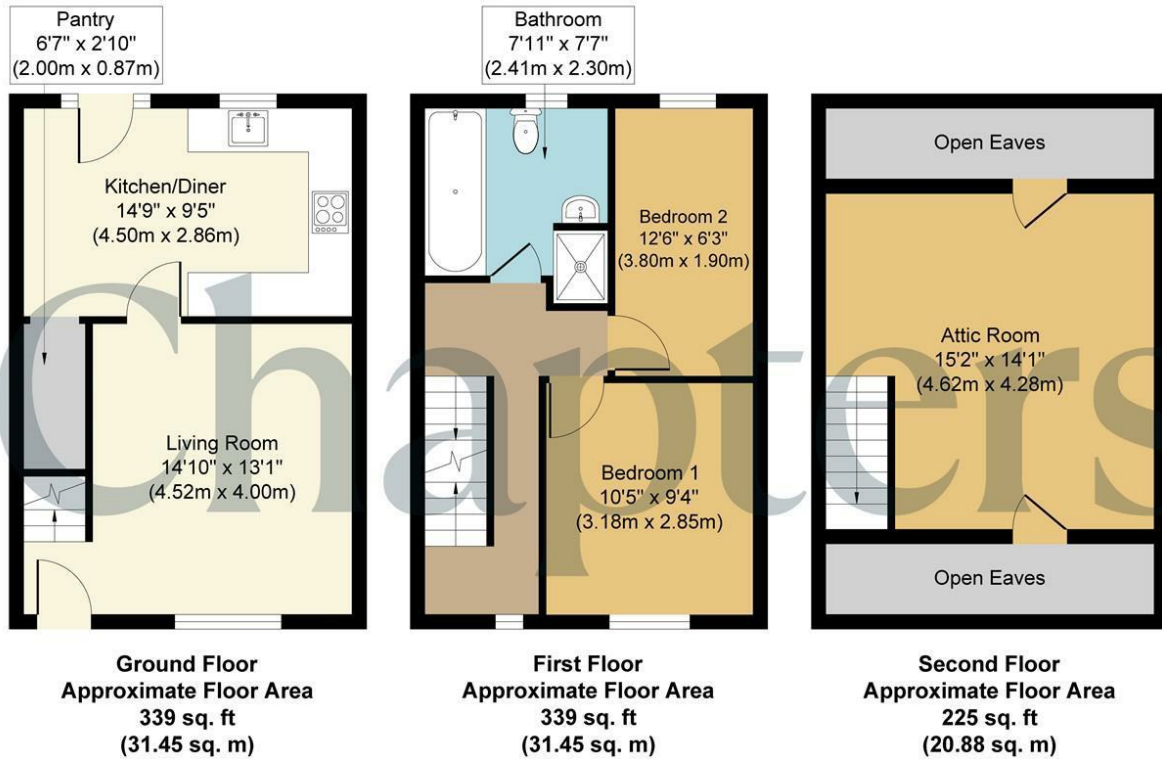




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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 | | 82 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (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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