



24 Newstead Grove, Halifax, HX1 4TD

Offers Over £120,000

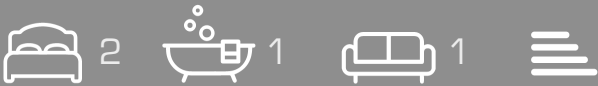
- : Popular & Convenient Location
- : 2 Double Bedrooms
- : Spacious Dining Kitchen
- : Easy Access To Halifax Town Centre
- : Realistically Priced
- : Traditional Stone Built Terrace
- : Lounge
- : uPVC Double Glazing & Gas Central Heating
- : Deceptively Spacious Accommodation
- : Viewing Strongly Recommended

24 Newstead Grove, Halifax HX1 4TD

Situated in this extremely popular and convenient residential location, lies this traditional stone-built two-bedroom through terraced residence, providing deceptively spacious accommodation which will be of special interest to the first time buyer or property investor.

The property briefly comprises an entrance vestibule, lounge, dining kitchen, cellar, two bedrooms and a bathroom. Having the benefit of uPVC double glazing and gas central heating, together with a small garden to the front and a yard to the rear.

The property provides excellent access to local amenities as well as easy access to Halifax town centre. and is being offered for sale at this realistic asking price. An early inspection to view is strongly recommended.



Council Tax Band: A



ENTRANCE VESTIBULE

A uPVC double glazed front entrance door opens into the entrance vestibule, which has one radiator and coat hanging facilities.

From the entrance vestibule door opens to

LOUNGE

12'9" x 12'1"

This attractive reception room has a uPVC double glazed window to the front elevation, gas fire to the chimney breast, cornice to the ceiling with matching centre rose, one TV point, one double radiator and a fitted carpet.

From the lounge door opens into the

DINING KITCHEN

16'1" x 11'11"

This spacious room is fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. There is a four-ring gas hob with extractor above and a fan-assisted electric oven and grill beneath, together with plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls. To the chimney breast there is a tiled fireplace with built-in cupboards and drawers to one side providing excellent storage facilities. The room also has a uPVC double glazed window to the rear elevation, one single radiator and a uPVC double glazed rear entrance door.

From the kitchen door opens to the cellar head with steps leading down to the

BASEMENT CELLAR

The cellar has power, water and light, houses the gas central heating boiler, one single radiator and a stone flagged floor. From the main cellar door to a coal cellar.

From the entrance vestibule, stairs with fitted carpet lead to the

FIRST FLOOR LANDING

The landing has a fitted carpet and provides access to the loft space.

From the first floor landing door opens to

BEDROOM ONE

12'11" x 12'2"

This double room has a uPVC double glazed window to the front elevation, cast iron fireplace to the chimney breast, one single radiator and a fitted carpet. There is also a door to a built-in wardrobe providing excellent storage facilities.

From the landing door to the

BEDROOM TWO

8'8" x 11'11"

This second double bedroom has a uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the landing a door opens to the

BATHROOM

The bathroom is fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush W.C. and panel bath with mixer shower tap. The bathroom is extensively tiled around the suite with a complementing colour scheme to the remaining walls, and a uPVC double glazed window to the rear elevation. There is a door to an airing cupboard with fitted shelves and cupboard space above, providing useful storage facilities, and one single radiator.

GENERAL

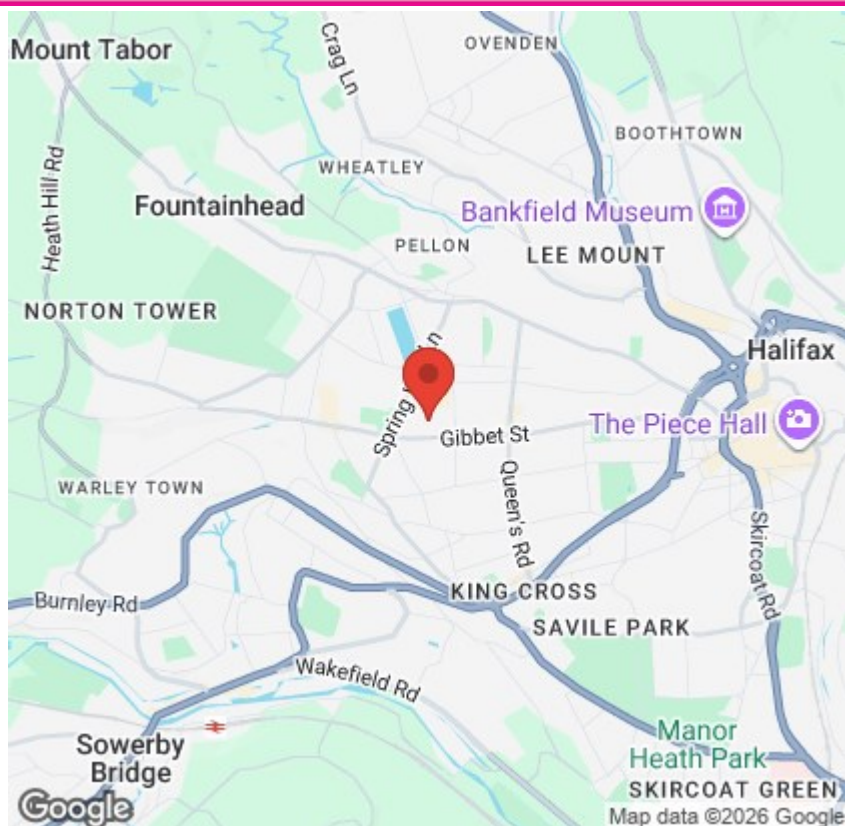
The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services including gas, water and electric, with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band A.

EXTERNAL

To the front of the property there is a small garden with path leading to the front entrance door. To the rear there is a flagged yard.

TO VIEW

Strictly by appointment please contact Property@Kemp & Co, on 01422 349222 or e mail sales@propertyatkemp.co.uk.



Directions

SAT NAV HX1 4TD

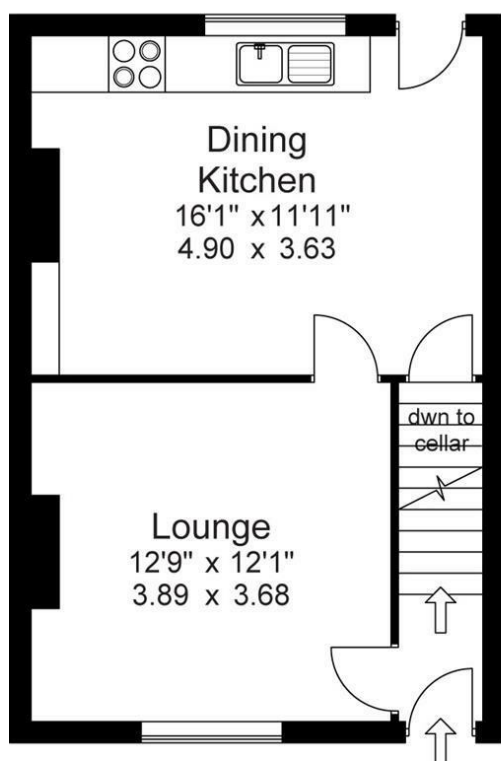
Viewings

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

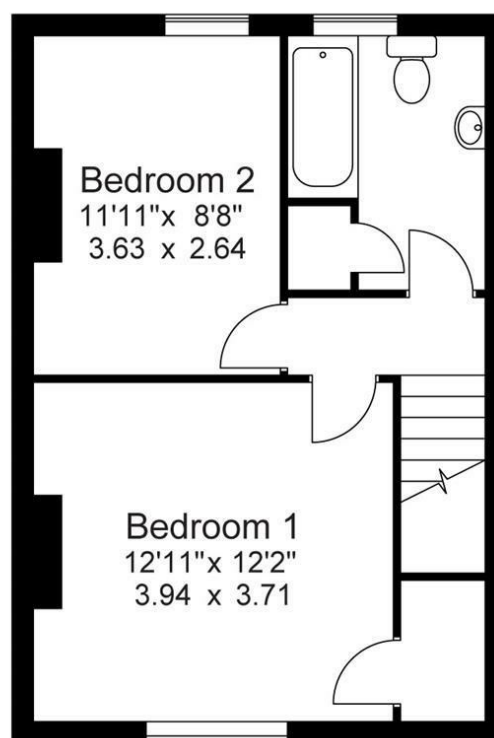
EPC Rating:

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 = 776 Sq. Feet
= 72.1 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.