



Seed Hill Terrace, HALIFAX, HX2 8RG



welcome to

Seed Hill Terrace, HALIFAX

A well-presented property located in the popular Lower Ogden area, offering spacious accommodation ideal for a range of buyers. Featuring a dining-kitchen, generous living space and good-sized bedrooms, with private gardens. Marketed at £140,000.



Entrance Porch

The entrance porch has bio-folding doors.

Entrance Hall

The entrance hall is a great size and a perfect area to enter before leading into the living area. It comprises of tiled flooring, ceiling light point, gas central heating radiator.

Lounge

15' 1" x 11' 5" (4.60m x 3.48m)

The lounge comprises of carpet flooring, ceiling light point, electric fire, gas central heating radiator, under stairs cupboard, UPVC double glazed window to the front elevation.

Kitchen

14' 6" x 7' 10" (4.42m x 2.39m)

The kitchen comprises of vinyl flooring, ceiling light points, gas central heating radiator, electric oven with hob, breakfast bar which provides ample seating area, matching wall and base units with work top over, UPVC double glazed window to the rear elevation.

Office

8' x 6' 5" (2.44m x 1.96m)

The office space comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed windows to the side elevation and two patio doors that provide access the rear, private enclosed patio area .

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

12' 6" x 9' (3.81m x 2.74m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, plenty of storage space and UPVC double glazed window to the front elevation which has beautiful views.

Bedroom Two

10' 4" x 8' (3.15m x 2.44m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation. It also has a great area for storage which is an added extra.

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, ceiling spotlights, pedestal wash basin, low level W/c, panelled bath with shower over, gas central heated towel rail, UPVC double glazed window to the rear elevation.

Loft Room

14' 7" x 10' 5" (4.45m x 3.17m)

The loft room comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front and rear elevation. It has two dormers which provides ample height and daylight which is fantastic for extra storage and can even be used as an occasional room.

Externally

Externally the property benefits from front and rear gardens which are full of beautiful flower beds and have plenty of space for garden furniture. The rear patio area is private and secure with a gated access. The outlook to the front of the property has far reaching views which makes this property idyllic and peaceful.



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Seed Hill Terrace, HALIFAX

- TWO BEDROOM END-TERRACED PROPERTY
- LOCATED IN THE LOWER OGDEN AREA
- FRONT AND REAR GARDENS
- SOLAR PANELS WITH BATTERY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112480 - 0004

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