



College Terrace, HALIFAX, HX1 3BX

welcome to

College Terrace, HALIFAX

Popular location of Savile Park within walking distance to the Savile Park Moor, marketed at a price of Offers Over £200,000 which offers spacious family living. Set out over four floors and is fully double glazed and central heated. Early viewings are advised so contact us now!



Office/Bedroom Five

11' 8" x 8' 2" (3.56m x 2.49m)

Located on the ground floor is the office/bedroom five with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. This room has carpeted flooring.

Reception Room

15' 7" x 10' 9" (4.75m x 3.28m)

Located on the lower ground floor is a reception room with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The reception room itself has carpeted flooring.

Kitchen/Diner

13' 8" x 10' 8" (4.17m x 3.25m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a sink & drainer. There is a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. There is a range cooker, gas hob with extractor hood and the kitchen itself has laminate flooring and open access into the dining area. The house boiler is also located in the kitchen.

Lounge

14' 2" x 12' 6" (4.32m x 3.81m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has laminate flooring.

Utility Room/Wc

8' 3" x 4' 10" (2.51m x 1.47m)

Located on the lower ground floor is a handy & practical utility room with a low level wc, wash hand basin and plumbing for a washing machine. There is a ceiling light point and the utility room has laminate flooring.

First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

Bedroom One

14' 2" x 12' 5" (4.32m x 3.78m)

Located on the second floor with a velux window, fireplace, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and benefits from under eaves storage space.

Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom two also located on the second floor with carpeted flooring, ceiling light point, gas central heating radiator and a velux window.

Bedroom Three

12' 8" x 8' 7" (3.86m x 2.62m)

With a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Four

12' 4" x 9' 4" (3.76m x 2.84m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

Bathroom

The house bathroom comprises of a low level wc, wash hand basin with vanity unit and panelled corner bath with a shower over. There is a frosted double glazed window to the front elevation, ceiling light point and the bathroom itself has tiled walls and vinyl flooring.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

College Terrace, HALIFAX

- SITUATED IN A POPULAR LOCATION
- OFFERING SPACIOUS FAMILY LIVING THROUGHOUT
- CLOSE TO GOOD SCHOOLS & AMENITIES
- SOUTH FACING GARDEN
- FOUR BEDROOM MID-TERRACE FAMILY HOME WITH SOME COSMETIC WORK REQUIRED

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115432 - 0007

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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