



Pepper Hill, HALIFAX HX3 7TH



welcome to

Pepper Hill, HALIFAX

This well-situated residential property is located in the sought-after area of Shelf, offering a peaceful setting with a strong community feel. The area benefits from excellent access to local amenities, reputable schools, and transport links, making it ideal for families or professionals



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, electric radiator, built in storage cupboard.

Lounge

17' x 13' 9" (5.18m x 4.19m)

The lounge comprises of carpet flooring, ceiling light point, wall lights, electric radiator, wood burning stove, UPVC double glazed window to the front elevation.

Kitchen

10' x 8' 5" (3.05m x 2.57m)

The kitchen comprises of laminate flooring, tiled splash back, matching wall and base units with work top over, integrated appliances, electric oven and hob with extractor over, UPVC double glazed window to the front elevation.

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom one comprises of ceiling light point, exposed beams, electric radiator, loft hatch door, UPVC double glazed window to the front elevation.

Bedroom Two

11' 2" x 7' 7" (3.40m x 2.31m)

Bedroom two comprises of carpet flooring, ceiling light point, electric radiator, exposed beams, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of laminate flooring, ceiling spotlights, low level W/c, free standing bath with shower over, heated towel rail, fitted vanity unit with wash hand basin, built in storage, UPVC double glazed window to the front elevation.

Additional Information

It states that the sewerage is on a mains supply, but

it is actually a septic tank shared between neighbouring properties.



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welcome to

Pepper Hill, HALIFAX

- TWO BED MID-TERRACE COTTAGE
- OFFERS OVER £170,000
- LOCATED IN THE POPULAR AREA OF SHELF
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
-

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over
£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115337 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk