



Swires Road, HALIFAX, HX1 2ER

welcome to

Swires Road, HALIFAX

A charming period home located in a convenient Halifax position, offered to the market at offers over £325,000. Featuring spacious living accommodation, modern kitchen and bathroom fittings, well-proportioned bedrooms and attractive outdoor space, this beautifully presented property



Entrance Hall

The entrance hall comprises of wood flooring, gas central heating radiator, ceiling light point, open staircase.

Lounge

15' x 14' 9" (4.57m x 4.50m)

The lounge comprises of wood flooring, ceiling light point, gas central heating radiator, fireplace, double glazed bay window to the front elevation.

Reception Room

15' x 14' 9" (4.57m x 4.50m)

The reception room comprises of wood flooring, ceiling light point, gas central heating radiator, storage space, double glazed window to the rear elevation.

Kitchen

15' 9" x 4' 10" (4.80m x 1.47m)

The kitchen comprises of wood flooring, ceiling light point, matching wall and base units with work top over, integrated microwave, double glazed window to the rear elevation.

Utility Room

15' 8" x 4' 10" (4.78m x 1.47m)

The utility room comprises of wood flooring, ceiling light point, gas central heating radiator, base units with sink, double glazed window to the side elevation.

Conservatory

13' 2" x 7' 10" (4.01m x 2.39m)

The conservatory comprises of wood flooring, gas central heating radiator, French door to the rear elevation.

Landing

The landing comprises of laminate flooring, gas central heating radiator, stained glass window.

Bedroom One

14' 9" x 12' 10" (4.50m x 3.91m)

Bedroom one comprises of wood flooring, gas central heating radiator, fitted wardrobes, double glazed window to the rear elevation.

En-Suite

The En-suite comprises of tiled walls and flooring, gas central heated towel rail, ceiling spotlights, low level W/c, wash basin, fitted shower.

Bedroom Two

15' x 15' 2" (4.57m x 4.62m)

Bedroom two comprises of laminate flooring, ceiling light point, fitted wardrobes, double glazed window to the side elevation.

En-Suite

Bedroom Three

15' 1" x 13' 4" (4.60m x 4.06m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes. double; glazed window to the side elation.

Bedroom Four

15' 1" x 14' 11" (4.60m x 4.55m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes. double; glazed window to the side elevation.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling light point, fitted shower, low level W/c, bday, wash hand basin, panelled bath.

Bedroom Six

14' 11" x 12' 10" (4.55m x 3.91m)

Bedroom six comprises of laminate flooring, gas central heating radiator, ceiling light point, double glazed window to the side elevation.

Basement

The basement has three separate rooms.

Externally

Externally the property benefits from a driveway to the front and to the rear a paved garden.

Agents Note

The property has planning permission to convert the existing dwelling to four apartments. Please find more information Calderdale Metropolitan Borough Council, quoting Ref 25/00239.FUL

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

Swires Road, HALIFAX

- CHARMING PERIOD HOME IN A CONVENIENT HALIFAX LOCATION
- MARKETING AT OFFERS OVER £325,000
- SPACIOUS LOUNGE WITH ORIGINAL CHARACTER FEATURES
- PRIVATE GARDEN / OUTDOOR SPACE
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: F
Council Tax Band: D

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX113522 - 0006

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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