



Ripon Terrace, HALIFAX HX3 6NA

welcome to

Ripon Terrace, HALIFAX

A charming Grade II listed property, combining period character with excellent potential. Situated in a popular residential area, the property offers well-proportioned living accommodation and is ideally suited to buyers seeking a unique home with character and heritage appeal.



Entrance Hall

The entrance hall comprises of tiled flooring, ceiling light point.

Lounge

13' 7" x 11' 1" (4.14m x 3.38m)

The lounge comprises of wooden flooring, ceiling light point, gas central heating radiator, fitted gas fire, wooden double-glazed window to the front elevation.

Cellar / Reception Room

15' 8" x 13' (4.78m x 3.96m)

The cellar room comprises of laminate flooring, ceiling spotlights, gas central heating radiators, wooden double-glazed window to the front elevation.

Kitchen

15' 10" x 12' (4.83m x 3.66m)

The kitchen comprises of wooden flooring, ceiling spotlights, gas central heating radiator, central island, electric oven, six ring gas hob, dishwasher, wooden double-glazed window to the rear elevation.

Cellar

The cellar is currently utilised as a utility area and comprises plumbing for a washing machine, along with a wooden double-glazed window to the rear elevation."

Bedroom One

12' x 9' 10" (3.66m x 3.00m)

Bedroom one comprises of wooden flooring, ceiling light point, gas central heating radiator, wooden double-glazed window to the rear elevation.

Bedroom Two

16' 6" x 11' (5.03m x 3.35m)

Bedroom two comprises of wooden flooring, ceiling spotlights, wall lights, gas central heating radiator, built in storage, Wooden double-glazed window to

the front elevation.

Bathroom

The bathroom comprises of tiled flooring, fitted vanity unit with double wash basin, gas central heating towel rail, walk in shower, panelled bath, window to the rear elevation.

Second Floor Bedroom

26' 2" x 13' 5" (7.98m x 4.09m)

The second-floor bedroom room comprises of wooden flooring, exposed brick work and beams, electric radiators, windows to the front and rear.



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Ripon Terrace, HALIFAX

- THREE BEDROOM END-TERRACED PROPERTY
- GRADE II LISTED BUILDING
- MODERNISED FAMILY HOME
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
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Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115365 - 0002

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