



81 Railway Terrace, Halifax
Halifax

Offers in Region of **£190,000**



81 Railway Terrace

Halifax, Halifax

Charming 2-bed Grade 2 listed cottage in sought-after Copley. Lounge, kitchen/diner, cellar, 2 double bedrooms, bathroom, garden, viewing by appointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GRADE 2 LISTED CHARACTER COTTAGE
- SITUATED WITHIN THE SOUGHT AFTER AREA OF COPLEY
- GOOD SIZE LOUNGE WITH WOODEN BURNER
- KITCHEN/DINER
- CELLAR
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- FRONT GARDEN + REAR GARDEN SPACE WITH OUTBUILDING
- VIEWING BY APPOINTMENT ONLY



Lounge

16' 3" x 14' 5" (4.95m x 4.39m)

16' 3" x 14' 5" Mullion windows to front, wooden entrance door to front, wooden beams to ceiling, radiator, wood burner with stone hearth, part glazed wooden door to kitchen/diner

Kitchen/Diner

14' 3" x 13' 1" (4.34m x 3.99m)

14' 3" x 13' 1" Mullion windows to rear, wooden entrance door to rear, wooden beams to ceiling, range of kitchen wall & base units with work surface over, built in stainless steel electric oven, stainless steel gas hob, 1.5 stainless steel sink & drainer with chrome mixer tap, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, radiator, party glazed wooden door to cellar, stairs rising to first floor

Cellar

Keeping cellar

First Floor Landing

Loft hatch with ladders, wooden panel doors to bedrooms & bathroom

Bedroom One

16' 4" x 14' 5" (4.98m x 4.39m)

16' 4" x 14' 5" Mullion window to front, radiator, feature fire surround

Bedroom Two

14' 5" x 9' 0" (4.39m x 2.74m)

14' 5" x 9' Mullion window to rear, feature fire surround, built in wardrobe & storage cupboard, radiator

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

6' 9" x 6' 8" Window to rear, low level WC with concealed cistern, vanity wash hand basin with chrome mixer tap, panel bath with chrome mixer tap, glazed shower screen, chrome mixer shower valve & fixed shower head, pvc paneled ceiling, tiling to walls, built in storage cupboard, heated towel radiator, illuminated bluetooth mirror





FRONT GARDEN

Stone wall to front boundary, gated access to front, paved patio with path leading to entrance door, low maintenance lawn with raised planted borders, various plants & shrubs

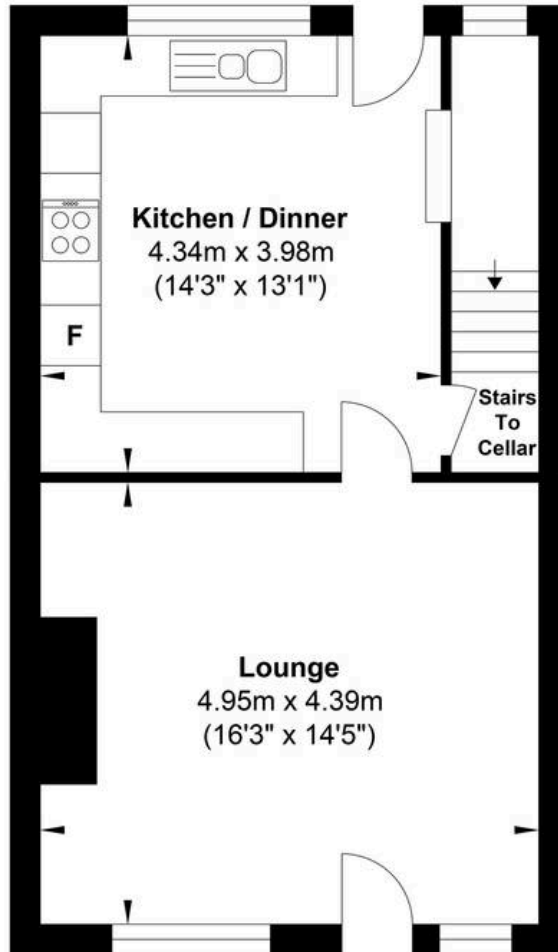
REAR GARDEN

Rear outside space with useful outbuilding measuring 11' x 7' 9"

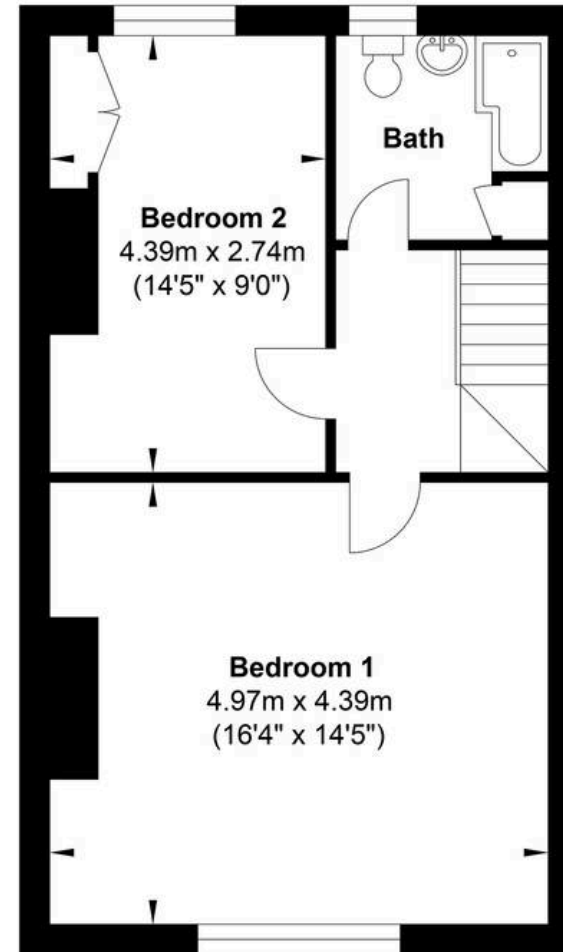




Railway Terrace



Ground Floor



First Floor

Gross Internal Floor Area : 87.42 m2 ... 940.98 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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