



## 21 BELL HALL TERRACE SAVILE PARK, HALIFAX

Situated in this extremely popular and convenient residential location lies this traditional stone built two bedroomed back-to-back terraced residence providing accommodation which we will be of special interest to the first time buyer or property investor. Although the property requires a certain amount of modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation this period residence provides. The property comprises an entrance porch, spacious lounge, kitchen, cellar, two double bedrooms, bathroom, garden to the front, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: O/A £119,995

The uPVC double glazed front entrance door opens into the

### ENTRANCE PORCH

With uPVC double glazed windows to the side elevations, uPVC double glazed glass panelled door opens into the

### SPACIOUS LOUNGE 4.66m x 3.97m



With uPVC double glazed window to the front elevation, feature fireplace to the chimney breast incorporating wood fire surround with marble inset and hearth and coal effect living flame gas fire, cornice to ceiling, one double radiator, one telephone point, one TV point and a fitted carpet.

From the Lounge a door opens to the

### KITCHEN 3.74m x 2.01m



Being fitted with wall and base units incorporating matching work surfaces with a 1 1/2 bowl sink unit with mixer tap, and a gas cooker. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, and one double radiator.

From the Kitchen a door opens to stairs leading down to the

### BASEMENT CELLAR

Providing useful storage facilities and housing the Worcester combination boiler and plumbing for an automatic washing machine.

From the Lounge stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With one double radiator and a fitted carpet, from the landing a door opens to

### BATHROOM



With white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath and shower cubicle with Mira shower unit. The bathroom is panelled around the suite with wallpaper above, uPVC double glazed window to the front elevation, one double radiator, and a fitted carpet.

From the Landing a door opens to

### BEDROOM ONE 4.66m x 3.80m



This spacious double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes,

a feature period fireplace to the chimney breast, one double radiator and a fitted carpet.

From the Landing a door opens to stairs leading to

### ATTIC BEDROOM TWO 6.14m x 3.46m



With Velux double glazed skylight window, beam to ceiling, two double radiators and a fitted carpet. This attic bedroom has the potential to be divided into two smaller bedrooms providing a three bedroomed property.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. It is Freehold and in Council Tax Band A

### EXTERNAL



To the front of the property there is a flagged enclosed garden with a conifer hedge and steps leading down to the cellar.

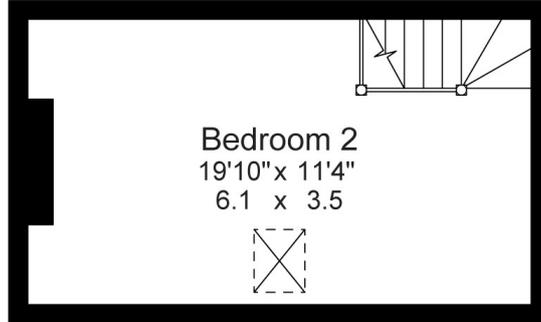
### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

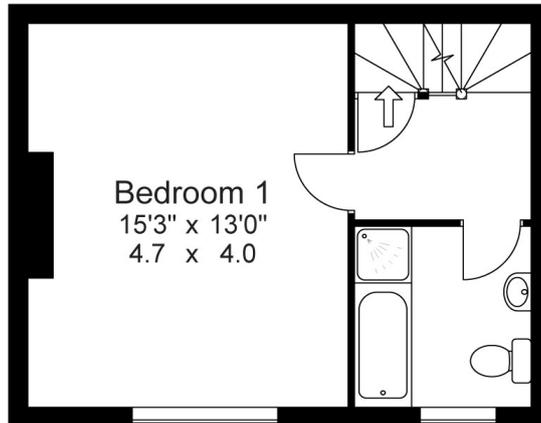
### DIRECTIONS

Sat Nav HX1 3EE

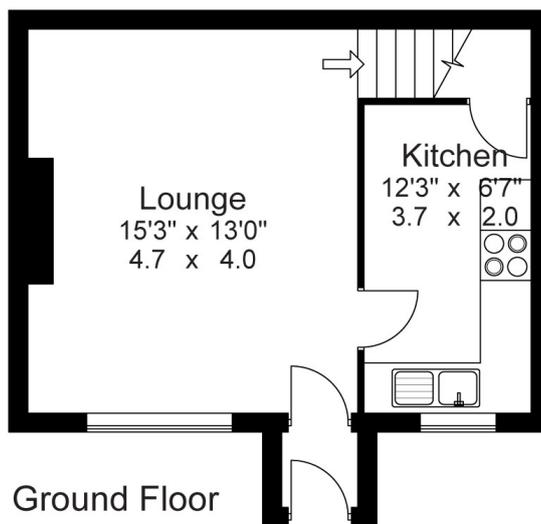
Approx Gross Floor Area = 840 Sq. Feet  
= 78.1 Sq. Metres



Second Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

K227 Printed by Ravensworth 01670 713330