



11 Chelsea View, Halifax, HX3 7AJ
£150,000

Sit in an elevated position with stunning views is this large, TWO BEDROOM mid terrace. Offered with NO ONWARD CHAIN the property would make an ideal first time buy and is well positioned in the highly sought after Northowram.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

LOUNGE

Spacious lounge with a large double glazed bay window providing fantastic, far reaching views over the valley. Gas fire with decorative surround, laminate flooring and a central heating radiator.

DINING KITCHEN

Fitted kitchen with a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with ceramic hob and extractor fan over. Double glazed window and useful under stairs storage cupboard. The kitchen is open to a dining area which has a central heating radiator and door to the rear garden.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Good size double bedroom to the front elevation, benefitting from the stunning views. Double glazed window and central heating radiator.

BEDROOM

A second bedroom, this one to the rear with a double glazed window and central heating radiator.

BATHROOM

Three piece bathroom suite in white comprising of a bath, low flush W.c and hand wash basin. Laminate flooring, central heating radiator and double glazed window.

EXTERNAL

To the rear there is a garden with patio, lawn and garden shed. To the front a pleasant area to enjoy the views.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		