



## 43 Ripon Terrace

Akroydon, Halifax, HX3 6NA

Asking Price £225,000 Freehold





Situated in the highly regarded, historical Akroydon village, and offered to the market with no onward chain, 43 Ripon Terrace is a charming, Grade II listed end-terraced family home offering beautifully presented accommodation over three floors.

### Location

Akroydon is a charming, historical location close to Halifax town centre which offers a range of local amenities to include shops, cafes, independents bars and restaurants as well as bigger chain supermarkets. Also within Halifax town centre is a bus and train station offering links to Leeds, Manchester and London. The M62 motorway network is close by.

### Accommodation

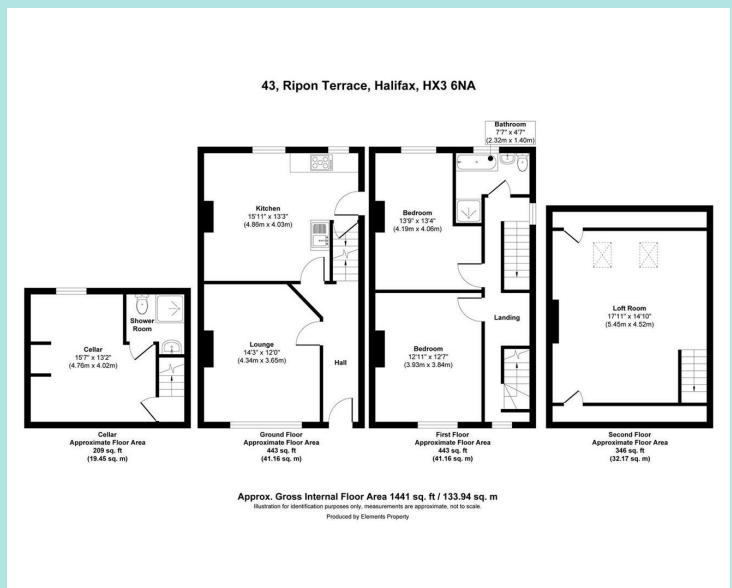
Access is gained into the welcoming entrance hallway with a staircase rising to the first floor. The door to your left takes you through to the beautifully presented lounge which showcases ceiling corning and a ceiling rose, with large sash windows to the front elevation flooding the room with natural light. An open fire sits at the focal point with decorative Gothic-style surround.

Moving through to the kitchen/diner offering a range of bespoke wall, drawer and base units with contrasting worksurfaces incorporating a Belfast sink with antique mixer-tap. Two large sash windows again flood the room with natural light, while a multi-fuel burner sits with an exposed brick recess to the focal point. Doors lead down to the cellar which has a three-piece shower room, and out to the side and rear patio garden.

Rising to the first floor landing accessing two double bedrooms and the house bathroom. A further open staircase rises to the attic room. The two spacious double bedrooms enjoy a pleasant outlook and have a decorative fireplace to the focal point while the tastefully decorated, part-tiled house bathroom has a four-piece suite comprising a w/c, wash-hand basin, free-standing bath and walk-in shower cubicle.

The original third bedroom is now used as a study and has a staircase rising to the second floor attic room, currently used as the principal bedroom, with two velux windows allowing for natural light and providing access to under-eaves storage.

Externally, to the front of the property is a small, flagged patio area, with a gated driveway to the side providing off-street parking for two cars. To the side and rear of the property is a further small, private and enclosed patio area decorated by colourful planting.



Council tax band: B  
 EPC rating: D  
 Ground rent: N/A  
 Service charge: N/A

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