



## 11 Charlesworth Grove

Pellon, Halifax, HX2 0ER

Offers Around £135,000 Freehold





This stone-built, mid-terrace home offers a spacious reception room, modern dining kitchen, two generous cellar rooms, two well-proportioned bedrooms, a useful attic space with two skylight windows and a small enclosed patio garden, making it ideal for small families, couples, or investors. Charlesworth Grove is a popular residential street close to several good local schools, including The Halifax Academy, and benefits from a wide variety of local amenities and shops. West View Park, West End Golf Club, Wellesley Park and Thrum Hall are all near by.

#### Location

The property is located in Pellon which sits conveniently close to the town centre of Halifax offering a range of amenities including shops, cafes and supermarkets. Charlesworth Grove is an unadopted, no-through road accessed from Long Lover Lane which can be reached via both Spring Hall Lane and Reservoir Road.

#### Accommodation

A uPVC door opens into a small entrance vestibule with open staircase to the first floor. The spacious lounge has a coal effect gas fire with a feature surround, and large window to the front elevation. Set to the rear, the dining kitchen is fitted with an excellent range of base, wall and drawer units with tiled splashbacks. Contrasting worksurfaces incorporate a sink with drainer and mixer tap over, and a gas hob with extractor hood above and double oven below. There is plumbing for a washing machine, space for a dishwasher and fridge/freezer, and ample space for a dining table and chairs. An external door leads out to the rear garden, and an internal door provides access to two useful cellar rooms. Both rooms have stone flagged floors and offer potential to create additional accommodation, subject to obtaining any necessary planning consents. One of the rooms benefits from a window and sink. The second room enjoys an external access door which leads out to the rear garden.

Continuing up to the first floor where there are two double bedrooms and the house bathroom. The principal bedroom is situated to the front of the property and benefits from fitted wardrobes, overhead cupboards, and a dressing table with drawers. A second, smaller double bedroom is set to the rear and the boiler is situated to the external wall. The house bathroom enjoys a useful airing cupboard and a white three-piece suite comprising of bath with shower over, low flush WC and a wash hand basin.

From the landing, a hatch with a fold out ladder provides access to the useful attic room with restricted head height to the edges, which has two skylight windows. We understand this space has been boarded, carpeted and has electrics.

Externally, at the front of the property there is a small paved garden with a path and steps to the front door. At the rear, there is an enclosed paved garden with steps which lead down to the cellar door.



Council tax band: A

EPC rating: C

Ground rent: N/A

Service charge: N/A

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