

Peter David

Properties Ltd

Residential Sales and Lettings



Holdsworth Terrace,

Offers In The Region Of £165,000





Peter David Properties are delighted to present this characterful two-bedroom terraced house with many period features located on Holdsworth Terrace in the heart of Halifax. This property is ideally situated within a popular area, offering easy access to local amenities and is just a short stroll from Halifax train station and the Town Centre.

You enter through an entrance vestibule with original coat hooks and feature window above the front door into a spacious living room with an open fire and original stone mullion windows looking out onto a secluded garden and distant trees. From the living room, you move through to a generous dining kitchen with plenty of built in storage, fittings for gas or electric cooker and a door to the rear of the property, with plenty of space for outdoor seating, plant pots and parking for one car. A door from the kitchen leads down to the huge basement which has a radiator, lighting, electric points and a window, letting in natural light.

The first floor comprises two generously sized double bedrooms, the main bedroom having built in wardrobes, original fireplace and a view of distant trees. The second bedroom has a useful sink and original fireplace. The house bathroom has floor to ceiling storage, a large bath, shower and a soft close solid wood toilet seat.

The property retains many original features, including beautiful wooden floors and fireplaces throughout, which enhance its charm and appeal.

Additional benefits of this lovely home include gas central heating, ensuring comfort throughout the year, and a pleasant and private front garden that offers a lovely outdoor space to enjoy.

This property is perfect for those seeking a characterful home close to the town centre. With its appealing features and prime location, it is sure to attract interest. We invite you to view this delightful property and discover all it has to offer.

- TWO BEDROOM TERRACE
- KITCHEN/ DINING ROOM
- LOUNGE
- TWO BEDROOMS
- HOUSE BATHROOM
- CELLAR
- PLEASANT FRONT GARDEN
- CONVENIENT LOCATION
- EPC RATING - E
- COUNCIL TAX BAND - A

Accommodation

Kitchen / Dining

15'1" x 12'0" (4.62 x 3.67)

Lounge

12'5" x 14'0" (3.8 x 4.27)

Lower Ground Floor Cellar

12'4" x 13'10" (3.77 x 4.22)

First Floor

Bedroom One

15'5" x 14'0" (4.7 x 4.27)

Bedroom Two

8'10" x 12'0" (2.7 x 3.67)

House Bathroom

6'6" x 8'9" (2 x 2.67)

Directions

As there is only space for one car, please use Gaukroger Lane for sat nav directions and park nearby. Our agent will meet you at the stone steps at the start of Holdsworth Terrace and walk up with you.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Skircoat, PA

bus Landsat / Copernicus, Maxar Technologies

A map snippet from Google Maps showing the location of the National Children's Museum. A red pin marks the museum's location on Skircoat Rd. To the left is Avile Park, and to the right is Siddal. The map also shows a road labeled A646 and a building icon. The text 'reka! The National Children's Museum' is overlaid on the top left of the map.

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Front Ground	1st Floor	Lower Ground
Kitchen/Dining 4625 x 3675 Lounge 3800 x 4275	Bath 2000 x 2675 Bed 2 2700 x 3675 Bedroom 1 4700 x 4275	Cellar/Gym 3775 x 4225

HX1 2YZ
Internal - 92m²

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current Potential

76

53

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current Potential

76

53

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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