



41 Salisbury Place, Boothtown, Halifax, HX3 6ND

£160,000

bramleys



This Grade II listed two-bedroom mid-terrace home has been recently renovated throughout and offers a stylish blend of character features and modern finishes. With generous living accommodation arranged over two floors, garden areas to both the front and rear, and a useful cellar, it is well suited to first-time buyers, downsizers, or investors. The property is ideally located within Boothtown, convenient for Halifax town centre, local schools, and commuter links.



GROUND FLOOR

Entrance Vestibule

Accessed via a timber external door to the front, with ceiling coving, and staircase rising to the first floor level. Door leads into the lounge.

Lounge

12'10 x 13'9 max (3.91m x 4.19m max)

A generously proportioned reception room featuring ceiling coving and rose, three wall light points, central heating radiator, and sealed unit double glazed window to the front elevation.

Breakfast Kitchen

8'10 x 13'6 extending to 16'8 (2.69m x 4.11m extending to 5.08m)

Fitted with a newly installed range of matching wall and base units with complimentary laminate working surfaces, inset stainless steel sink with side drainer and mixer tap. Integrated appliances include a four-ring electric hob with extractor canopy, oven beneath, and fridge/freezer. There is also space and plumbing for an automatic washing machine. Additional features include a breakfast bar, inset ceiling spotlights, cupboard housing the central heating boiler, central heating radiator, sealed unit double glazed window to the rear, and timber external door providing direct access to the garden. A door also leads to the cellar.

Cellar

Accessed from the kitchen, the property includes a traditional cellar providing practical and secure storage space. Ideal for keeping household items or non-perishable goods neatly out of sight.

FIRST FLOOR:

Landing

With loft access point.

Master Bedroom

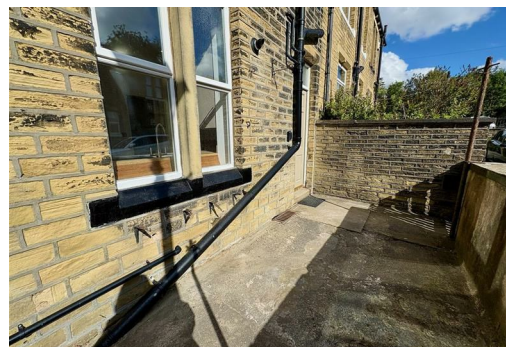
15'4 x 11'9 max (4.67m x 3.58m max)

A spacious double bedroom positioned to the front of the property with built-in wardrobes to the alcove, central heating radiator, and sealed unit double glazed window.

Bedroom 2

10'1 x 8'10 extending to 11'1 (3.07m x 2.69m extending to 3.38m)

Another good-sized double bedroom with central heating radiator and sealed unit double glazed window to the rear elevation.



Bathroom

Furnished with a modern three-piece white suite comprising low flush WC, pedestal wash hand basin, and panelled bath with thermostatic shower over. Finished with tiled splashbacks, inset ceiling spotlights, extractor fan, sealed unit double glazed window, and chrome ladder style heated towel rail.

OUTSIDE:

The property enjoys garden areas to both the front and rear, with space for seating, planting, and outdoor use.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A629 to Haley Hill/A647 in Halifax. Take the A647 exit from Burdock Way/A58. Continue along Boothtown Road where Salisbury Place can be found on the left shortly after passing The Flying Dutchman. Turn left onto Salisbury Place where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

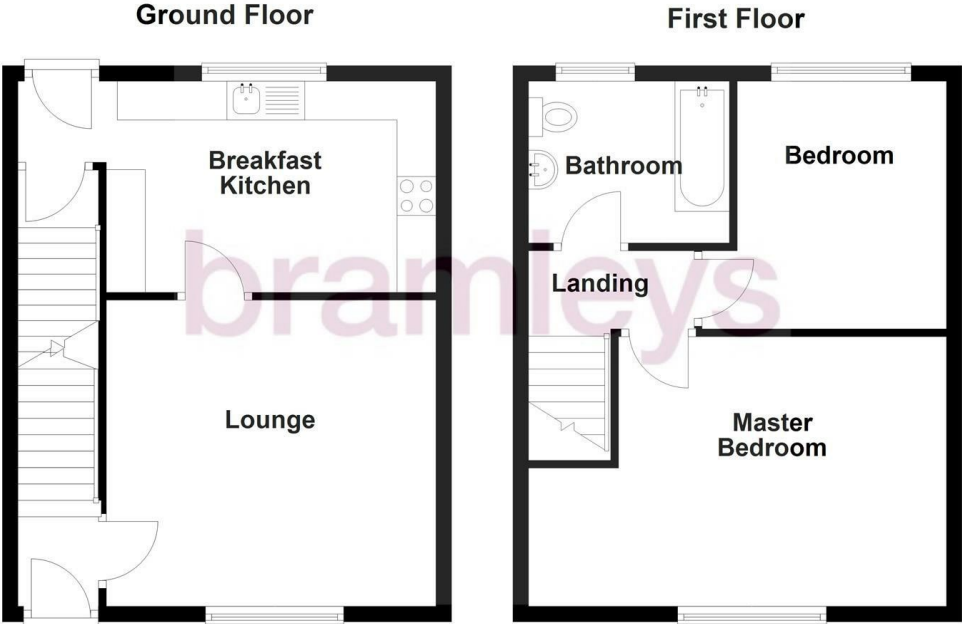
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (112 plus) A | | |
| (81-111) 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 | |