



44 Charlesworth Terrace, HALIFAX, West Yorkshire,
HX2 0EW

Offers in the region of
£120,000

Traditional Stone 2 Bedroom Through Terrace

Viewings are handled by the Vendor

- SPACIOUS STONE TERRACE
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL SCHOOLS
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- GOOD TRANSPORT LINKS
- MODERN FITTED KITCHEN
- GARDEN TO REAR
- VIEWING ESSENTIAL



FOR SALE

Offering with vacant possession is this two bedroom traditional stone through terrace property situated in this popular location close to Albert Road reservoir, and within walking distance of a large supermarket and local schools. as well as good transport links to the town centre. The property is well presented comprising lounge, modern fitted kitchen with feature stone wall with cast iron fire, door leading to a spacious cellar and external door out to the rear garden. Upstairs there are two spacious bedrooms both of which are double size, a walk in storage cupboard and a modern fitted three piece bathroom suite. Outside there is a rear garden with access road, small yard to front. The property would ideally suit the first time buyer or an investor looking to add to their portfolio, EPC D. Council Tax Band A.

GROUND FLOOR

External uPVC door leading to spacious hallway.

Hallway

Spacious hallway with central heating radiator and stairs leading to the first floor

Lounge *3.67m x 3.48m max*

Spacious light room with double glazed window to front elevation, high ceilings, central heating radiator and open fireplace.

Kitchen

With modern cream coloured base and wall units, wood effect laminated work surfaces and part tiled walls, built in electric oven and 5 ring gas hob with extractor hood over. Having plumbing for washing machine, Potterton Titanium boiler and door leading out to the rear garden. Feature stone wall and fireplace with cast iron stove fire with lino effect flooring. External door leading out to the rear garden and stairs leading down to the cellar.

BASEMENT

Cellar

Spacious room with power and lighting.

FIRST FLOOR

Landing

Spacious landing area with radiator and walk in storage cupboard with loft access



FOR SALE

Bedroom 1 3.96m x 3.13m

Spacious double sized room with double glazed window, central heating radiator and feature fireplace.

Bedroom 2 3.67m x 3.14m

Another spacious double room with double glazed window, central heating radiator and feature fireplace.

Bathroom

With three piece suite in white comprising panelled bath with electric Triton shower over, low flush wc and pedestal wash hand basin. Part tiling to the walls, venetian blinds and central heating radiator. Laminate flooring.

OUTSIDE

External uPVC door from the small yard to the front and garden to the rear with access to the cobbled street to the rear.

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.

We have Mortgage & Conveyancing Services available - Please ask for details.

Disclaimer information

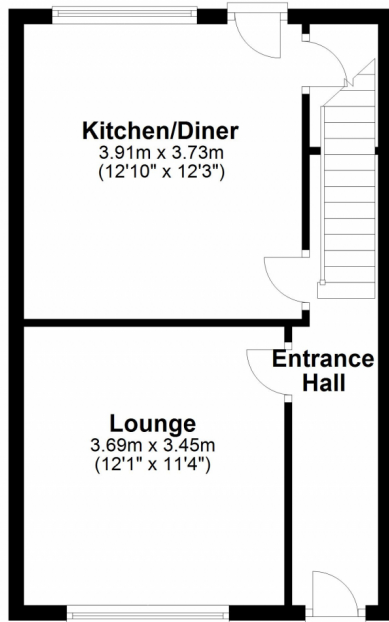
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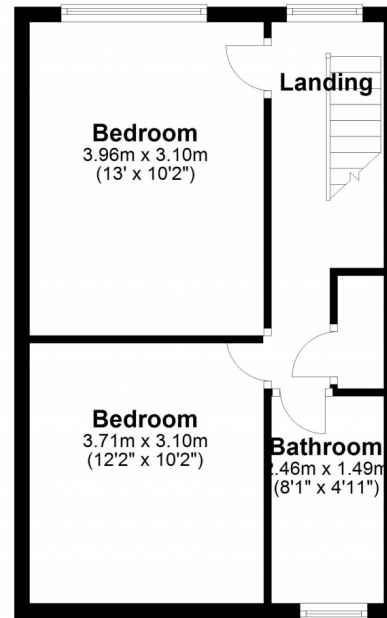


FOR SALE

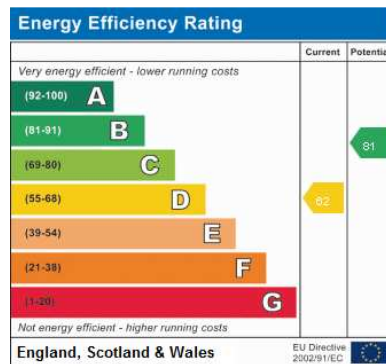
Ground Floor



First Floor



To be used as a guide for illustration purposes only. Measurements are approximated.
Plan produced using PlanUp.



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