



Hornby Terrace, Halifax, HX1

£80,000 In Excess of

boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a nice home within easy reach of King Cross shopping and with two good sized bedrooms? Or are you a property investor looking for your next buy to let investment that's ready to go? Either way this could be the ideal opportunity for you. This lovely stone built home is situated within easy reach of the multitude of shops and amenities at King Cross, being just off Queens Road, and approximately one mile from the town centre. The accommodation is spread over three floors, plus an extremely useful cellar, with a nice entrance porch, a good sized living room, and a nicely fitted kitchen to the ground floor, along with a good sized bedroom and a large, well fitted bathroom to the first floor, and then a second double bedroom with velux style windows to both sides and access to the eaves storage areas to the second floor. Outside there is a small yard to the rear which is more than likely what you will use as your main entrance door as the traditional front has a lovely, low maintenance yet colourful, garden, and then a pedestrian walkway. With gas central heating and upvc double glazing this is certainly one not to be missed.



Key Features

- ✓ Two double bedrooms
- ✓ Nicely fitted throughout
- ✓ Lovely, low maintenance garden
- ✓ Gas central heating
- ✓ uPVC double glazing
- ✓ Not far from King Cross



Rooms

ENTRANCE PORCH

LIVING ROOM

12' 11" x 12' 8" (3.93m x 3.87m)

A nice living room with a decorative recessed fireplace which has a stone hearth and a wooden mantle. Traditional features include a deep coving around the ceiling and a central rose around the light fitting.

KITCHEN

9' 8" x 9' 6" (2.95m x 2.89m)

A neat kitchen which is fitted with a range of wooden fronted base and wall units with matching drawers and complementing work surfaces. There is a one and a half bowl stainless steel sink unit with a mixer tap and integrated appliances include a four ring electric hob beneath a canopy hood and an electric oven.

CELLAR

A useful cellar which houses the gas boiler. It would make a good utility room.

FIRST FLOOR LANDING

A light and airy landing with a window to the rear.

BEDROOM ONE

12' 8" x 11' 1" (3.86m x 3.38m)

A nice double room which narrows to 3.08 metres around a useful storage cupboard.

BATHROOM

A large bathroom which is fitted with a white three piece suite consisting of a low level WC, a wash basin which is set into a vanity unit with cupboards and drawers, and a panelled bath which has a mixer tap to a shower attachment. Walls are tiled around the wash basin and shower areas and there is a tall, chrome, ladder style heated towel rail.

BEDROOM TWO

14' 11" x 11' 4" (4.56m x 3.46m)

Another double bedroom, this one with velux style windows to both sides and access to the eaves storage areas. There is an area of restricted head height at both sides.

ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: A.

External Areas

Garden

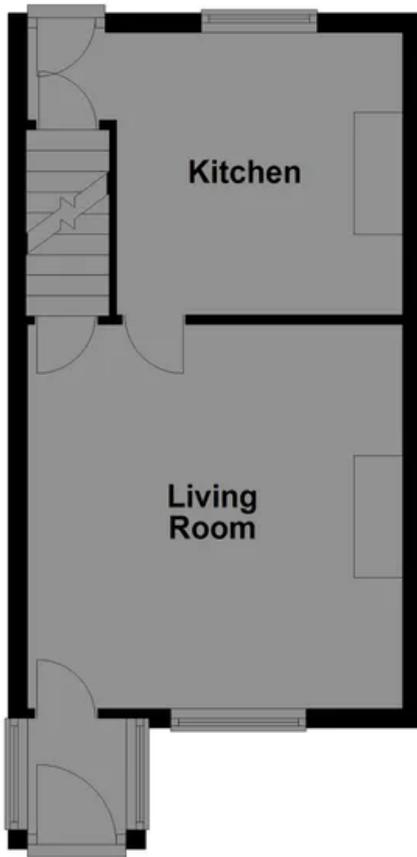
To the rear of the property is a small yard with storage cupboards , whilst to the front is a walled and fenced, low maintenance garden, mainly paved, with flowering shrubs to provide colour.





All

Ground Floor



First Floor



Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

Boococks

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