



**16 LEICESTER TERRACE
MANOR HEATH
HALIFAX
HX3 0DZ**

****Traditional family home** **Four good sized bedrooms** **Flexible accommodation - Potential to work from home**
****Lovely gardens and car parking** **Tastefully decorated throughout** **Useful basement rooms** **Fabulous position
at the head of the cul de sac******

Anyone searching for a traditional family home offering copious amounts of space should consider this stone built four bedroomed end terraced house. The accommodation offers the potential to create work spaces for anyone wanting to work from home, whilst also offering the chance of a separate suite to the upper floor. Bedrooms are of a great size, fittings and decor are tasteful, and the property offers gas central heating and uPVC double glazing to most of the windows. The basement area itself has further potential, with double doors out to the parking area, and hobbyists, tradesmen etc might find this extremely useful. Overall, a wonderful family home in an extremely popular location.

£230,000

ENTRANCE HALL

A traditional entrance hall with polished floorboards and spindled staircase leading up to the first floor. The tasteful decoration is separated by a patterned dado rail.



LOUNGE

4.25 x 3.94 (13'11" x 12'11")

With feature fireplace enclosing a gas fire, the uPVC double glazed window looks out over the rear gardens, and the room is traditionally decorated with an ornate rose and coving to the ceiling and a dado rail.



DINING ROOM

4.27 x 3.94 plus bay window (14'0" x 12'11" plus bay window)

With multifuel stove set to a recessed fireplace, with stone lining and hearth. A uPVC double glazed bay window overlooks the patio.



KITCHEN

4.24 x 1.92 (13'11" x 6'4")

Fitted with an extensive range of wall and base units in an attractive colour which is complemented by the tiled surrounds. A sink unit matches the patterned worksurface and integrated appliances include a four ring gas hob to canopy hood, an electric fan assisted double oven and a dishwasher.



Basement

CELLAR STORE

Hallway providing further storage.

CELLAR WORKSHOP/UTILITY

4.25 x 4.02 (13'11" x 13'2")

A useful cellar room with sink unit and double security doors opening out to steps leading up to the patio to the patio, though this has been blocked off. This room would be ideal for use as a games room, workshop or utility room.

CELLAR STORE

3.03 x 1.89 (9'11" x 6'2")

With traditional stone shelving.

STAIRS and LANDING

With dado rail separating distinct parts of the tasteful decoration, polished wooden floorboards and spindled balustrade.



BEDROOM ONE

4.27 x 3.62 (14'0" x 11'11")

With fitted wardrobe cupboards and a uPVC double glazed window with an aspect over the gardens.



BEDROOM TWO

4.28 x 3.62 widening to 3.88 (14'1" x 11'11" widening to 12'9")

With fitted wardrobe cupboards and a double glazed window overlooking the patio area.



BEDROOM THREE

2.79 x 2.02 (9'2" x 6'8")

With uPVC double glazed window overlooking the gardens



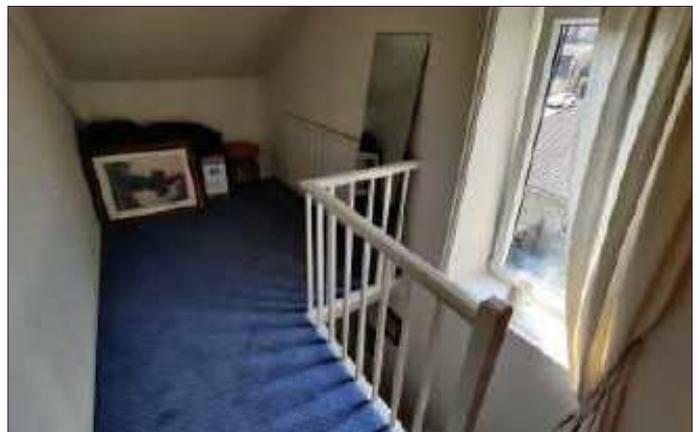
BATHROOM

Fitted with a beautiful and individual four piece suite of low-level WC, wash basin, freestanding shaped bath with mixer tap and a useful shower head attachment, and good sized shower cubicle. A chrome ladder style towel rail has been fitted and there is a frosted uPVC double glazed window.



LANDING with STUDY AREA

A really useful area, so much more than a landing, with a uPVC double glazed window to side elevation.

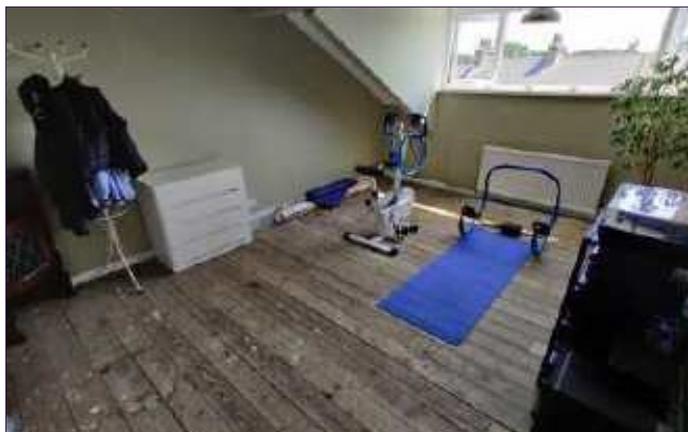


BEDROOM FOUR

5.25 x 3.59 (17'3" x 11'9")

A large, double room with uPVC double glazed

dormer window and fitted wardrobe cupboards. The view from this room is a real feature of this house.



WC

With low level WC and wash basin, useful storage to the eaves area and velux style window.



OUTSIDE

A private garden includes manicured lawn and two paved patio areas, one complemented by trees and shrubs to create a wonderful sitting area. To the other side is another paved patio area and off road car parking.



PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: C

DIRECTIONS

From Halifax town centre proceed along Skircoat Road, turning right into Heath Road. At the traffic lights turn right up Free School Lane, and then turn left onto Manor Drive. Leicester Terrace is on the right hand side and number 16 is at the top of the street. Postcode: HX3 0DZ.

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.

16 LEICESTER TERRACE, MANOR HEATH, HALIFAX, HX3 0DZ



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