



**5 MELBOURNE STREET
HALIFAX
HX3 5DF**

A traditional, stone built through terraced home offering so much more than meets the eye, and a rather pleasant view, particularly from the rear bedroom. This lovely home offers character such as wooden architraving around the windows and doors, polished wood floorboards and wooden doors, along with modern features such as a lovely bathroom suite, gas central heating and uPVC double glazed windows and doors. (The velux windows in the attic room are wooden framed double glazed units.) The accommodation is set over four floors, from the Utility Room in the basement to the Attic/Occasional Bedroom on the second floor, and offers a traditional layout inbetween, so the question is, does this offer the very best value for money within the area? It's certainly worth coming along to have a look and find out. Briefly comprising Utility Basement, Storage Cellar, a beautiful Lounge, nicely fitted Kitchen, Two good sized Bedrooms, a lovely Bathroom and a useful Attic/Occasional Third Bedroom. A fenced yard at the rear offers a great place for sitting out with your favourite drink or for a barbecue.

£99,000

Basement

UTILITY CELLAR

3.40 X 3.35 (11'2" X 11'0")

With plumbing for a washing machine, a vent for a drier and the gas combination boiler.

STORAGE CELLAR

2.83 x 1.16 (9'3" x 3'10")

Ground Floor

LOUNGE

4.36 x 3.75 (14'4" x 12'4")

A traditional room with open floorboards and a stone hearth beneath a recessed fireplace.



KITCHEN

3.37 x 2.80 (11'1" x 9'2")

Fitted with a range of base and wall units with matching drawers and complementing oak work surfaces to tiled surrounds, and incorporating a sink unit and integrated four ring gas hob to overlying hood and underlying electric oven.



First Floor

LANDING

BEDROOM ONE

3.46 x 3.24 (11'4" x 10'8")

A good sized double room to the rear, with door and staircase leading up to the second floor.



BEDROOM TWO

3.35 x 2.44 (11'0" x 8'0")

A nice sized second bedroom to the front.



BATHROOM

Fitted with a white three piece suite of low level WC, wash basin and shaped bath to shower screen and with mixer tap to shower head attachment, to part tiled walls.



Second Floor

ATTIC/OCCASIONAL BEDROOM THREE

4.43 x 4.68 (14'6" x 15'4")

Over all measurement includes areas of limited headroom. Please see floor plan.

The room is accessed from Bedroom One.

With feature brick chimney breast and spindled staircase.

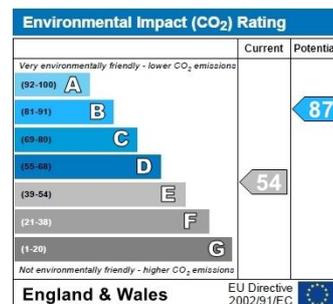
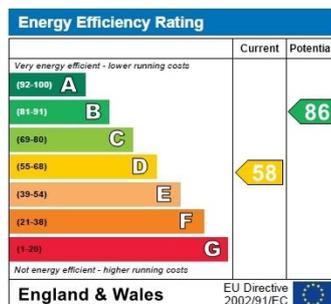


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OUTSIDE

To the rear is a fenced, paved yard area, ideal for sitting out, barbecues etc. There is a very nice view to the rear, particularly from the rear bedroom.



DIRECTIONS

From Halifax town centre proceed along Cow Green and Broad Street taking the A629 Keighley Road. Proceed along this road until reaching the first set of traffic lights. Proceed straight ahead at the first set of traffic lights. Follow the main road up the hill to the second set of traffic lights. Turn left into Ovenden Way, and then left again into Wheatley Lane. Take the first left into Melbourne Street, where the property can be found on the left hand side. Postcode: HX3 5DF.

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