



**24 SALISBURY PLACE  
BOOTHTOWN  
HALIFAX  
HX3 6ND**

Offering a little piece of Halifax history and stacked with character is this good sized Grade II listed stone built family home. Set to a wonderful position, a stone's throw from the park, just down the street from the local shops and amenities, and round the corner from the school, Akroydon is part of Halifax's wonderful history. The houses have a wealth of character and number 24 doesn't disappoint, from the carved stonework above the door to the mullioned windows, and that continues inside, the lounge having a beautiful frieze to the ceiling, along with coving and a traditional cast iron and tiled fireplace. The patterned, coloured windows offer a traditional bent to the convenience and energy performance of uPVC, and gas central heating has been installed. The cellars offer the potential to develop the property further; the decision on what you do here is entirely yours. There is a private walled patio to sit and relax and the bedrooms area good size, too. In short, you really do need to come and have a look for yourself; we doubt you'll be disappointed.

**OFFERS IN THE REGION OF £139,950**

## LARGE CELLAR ROOM

4.58 x 4.54 (15'0" x 14'11")

A good sized space with a plastered ceiling. Would you develop this into a second lounge, a playroom, a study, a gym?



## UTILITY CELLAR

4.12 x 2.69 (13'6" x 8'10")

Including a former coal store. There is a door leading to the private garden.



## ENTRANCE HALL

With ceiling coving and picture rail plus a nice, wide, turning staircase leading to the first floor. A door leads to the stairs down to the cellar rooms.

## LOUNGE

4.52 x 3.52 (14'10" x 11'7")

With a wealth of character features including a wonderful decorative frieze to the ceiling, coving and a traditional cast iron and tiled fireplace.



## KITCHEN

2.79 x 4.55 narrowing to 3.90 (9'2" x 14'11" narrowing to 12'10")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces, incorporating a four ring gas hob beneath a canopy hood and a high level electric oven. The stainless steel sink unit is set into a neat recess towards the back of the kitchen, with a window.



## FIRST FLOOR LANDING

With loft access and a beautiful stained glass window into bedroom three.

### BEDROOM ONE

2.78 x 4.35 narrowing to 4.00 (9'1" x 14'3" narrowing to 13'1")

A good sized double room with a fitted wardrobe cupboard.



### BEDROOM TWO

2.93 x 2.82 (9'7" x 9'3")

Another double room.



### BEDROOM THREE

2.58 x 3.51 narrowing to 1.96 (8'6" x 11'6" narrowing to 6'5")

A good sized third bedroom. Currently used as an office but has integrated single bed base with drawers under, desk and fitted wardrobe. Perfect for home working or the growing younger member of the family.



### BATHROOM

Fitted with a white three piece suite consisting of low level WC, wash basin and bath with overlying shower unit to shower screen and fully tiled walls.



### OUTSIDE

The house has a walled yard which provides a lovely, sheltered and private sitting space, ideal for barbecues or simply enjoying a glass or cup of your favourite refreshment.

### ADDITIONAL INFORMATION

Tenure: Freehold.

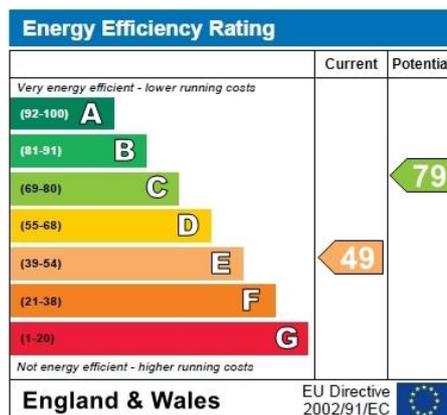
Calderdale Council Tax Band: A.

### DIRECTIONS

Leave Halifax Centre via Burdock Way and after a short distance bear left onto Haley Hill, signposted Boothtown. Follow this road up towards Boothtown and proceed past the Flying Dutchman Pub before Salisbury Place can be found after a short distance on the left hand side. Postcode: HX3 6ND.

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