



**13 PARK PLACE  
HALIFAX  
HX1 3XS**

Four double bedrooms sit in this traditional stone built through terraced home which is set to a small street off Parkinson Lane. The house has been fitted with gas central heating and uPVC double glazing to all windows apart from the roof lights but still has the potential to appeal to developers and investors. Fittings may be updated by future owners/occupants, and there is a cellar which certainly offers the opportunity to develop the accommodation further. The accommodation briefly comprises: Cellar with external access, a lounge and a dining kitchen to the ground floor, and then landing, two double bedrooms and bathroom to the first floor, plus landing and two further double bedrooms to the second. Outside there is a yard to the rear and, of course, the shops and amenities on Queens Road and in the town centre are not too far away. So, whether you are looking for somewhere to live, for a buy to let investment or for a development project, this may just be the property for you. Come and have a look and see what you would do.

**£90,000**

## **LOUNGE**

4.58 x 3.72 (15'0" x 12'2")

A fireplace houses a fitted gas fire and there is a traditional ceiling coving.



## **KITCHEN**

3.65 x 2.96 (12'0" x 9'9")

Fitted with a range of units including open base units, wall units and work surfaces to tiled surrounds. There is a useful storage area beneath the stairs and a wall mounted gas boiler.



## **FIRST FLOOR LANDING**

With a useful store beneath the stairs.

## **BEDROOM ONE**

3.91 x 2.89 (12'10" x 9'6")

A nice double bedroom.



## **BEDROOM TWO**

2.89 x 2.76 (9'6" x 9'1")

Another double bedroom on this floor.



## **BATHROOM**

With a three piece white suite consisting of low level WC, wash basin and bath, to fully tiled walls.



## **SECOND FLOOR LANDING**

## **BEDROOM THREE**

4.59 x 3.52 narrowing to 2.61 (15'1" x 11'7" narrowing to 8'7")

An L shaped double room with roof light.



## BEDROOM FOUR

4.63 x 3.20 narrowing to 2.12 (15'2" x 10'6" narrowing to 6'11")

Another double room with roof light.



## CELLAR

Accessible from outside and offering an opportunity to develop the accommodation, subject to building regulations approval.

## OUTSIDE

To the rear of the property is a small yard garden.



## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council.  
Council Tax Band: A.

## DIRECTIONS

Leave Halifax centre via King Cross Road (A58) and after passing People's Park bear right at the lights into Parkinson Lane. Proceed straight on at the mini roundabout and after a short distance Park Place can be found on the right hand side. Postcode: HX1 3XS.

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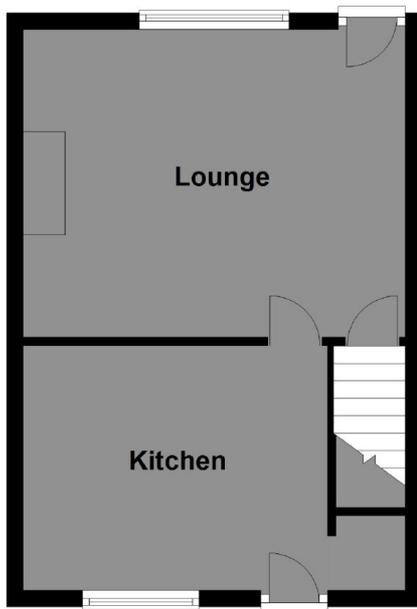
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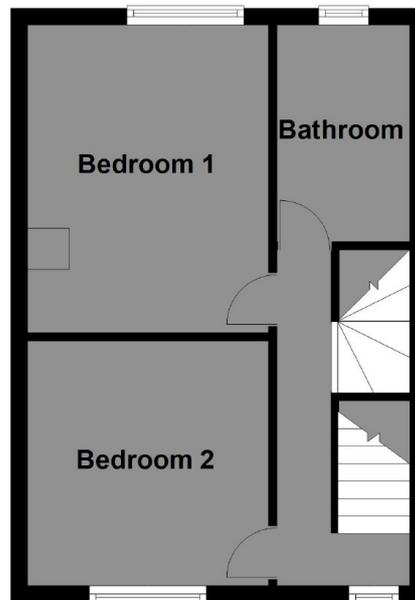
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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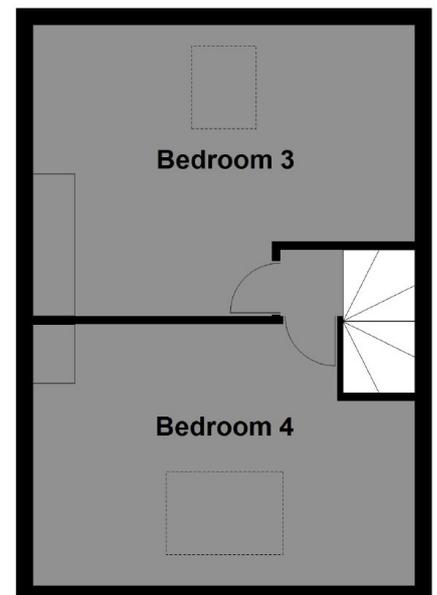
**Ground Floor**



**First Floor**



**Second Floor**



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