



**4 CHESTER STREET
HALIFAX
HX3 6LX**

A deceptive stone built home which is set to the historic Halifax suburb of Akroydon, just a short walk from the shops and amenities in Boothtown and just over a mile's walk from the Halifax town centre. The property is nicely fitted and has gas central heating and uPVC double glazing, and it offers more than you might imagine from a walk past. The good sized lounge has a feature fireplace and is large enough to accommodate a dining table, whilst the kitchen is equipped with modern units. There's a useful storage cellar downstairs, and upstairs there are three good bedrooms and a house bathroom. There are some traditional features, too, with ceiling coving and a central rose in the lounge, but the real features, we feel, are outside. There's a nice front garden and the rear garden provides a lovely place to sit out and has a more private aspect over the old graveyard. But there's a detached garage, too, which is a proper bonus in Akroydon. All in all this is a great opportunity for the right buyer, so don't delay; come and have a look for yourself.

OFFERS IN THE REGION OF £150,000

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LOUNGE

4.82 x 4.26 narrowing to 3.77 (15'10" x 14'0" narrowing to 12'4")

A good sized living room, the focal point being the fireplace which houses a stone effect living flame style gas fire.



KITCHEN

3.73 x 2.15 (12'3" x 7'1")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a sink unit with one and a half bowls and a mixer tap, as well as integrated four burner gas hob to canopy hood and an electric oven.



FIRST FLOOR LANDING

BEDROOM ONE

4.11 x 2.90 (13'6" x 9'6")

A nice double room with plenty of room for wardrobes and other furniture.



BEDROOM TWO

2.39 x 2.33 plus entrance (7'10" x 7'8" plus entrance)

A nice three quarter room to the rear which has high level storage cupboards.



BEDROOM THREE

3.20 x 1.81 (10'6" x 5'11")

A good sized third bedroom with high level shelving for storage.



BATHROOM

Nicely fitted with a white three piece suite consisting of a low level WC, a wash basin and a corner bath which has a shower unit above. The walls and floor are fully tiled and there is a useful tiled alcove, ideal for toiletries or towel storage.



CELLAR

A useful storage cellar.

OUTSIDE

The property has nice gardens to both sides. The front is mainly paved with a raised flowerbed to add colour. The rear has a paved patio area and a lawn with a border of flowers and trees. Beyond the rear garden is a DETACHED GARAGE.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council Tax Band: A.

DIRECTIONS

Leave Halifax along Burdock Way and after a short distance bear left onto Haley Hill, signposted for Boothtown. Follow the road up through Boothtown, and just before The Flying Dutchman Pub on the right turn left into Chester Road. Go down the hill and then turn left into Chester Street, where the property will be found on the right hand side.
Postcode: HX3 6LX.

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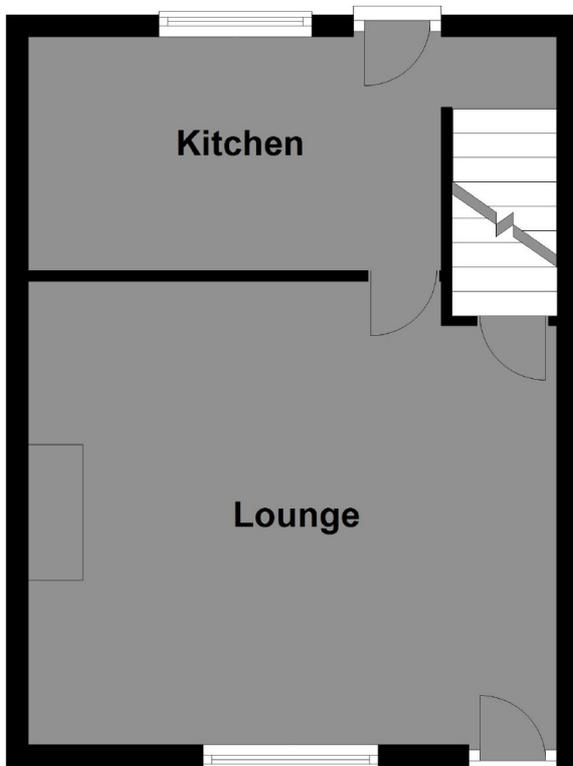
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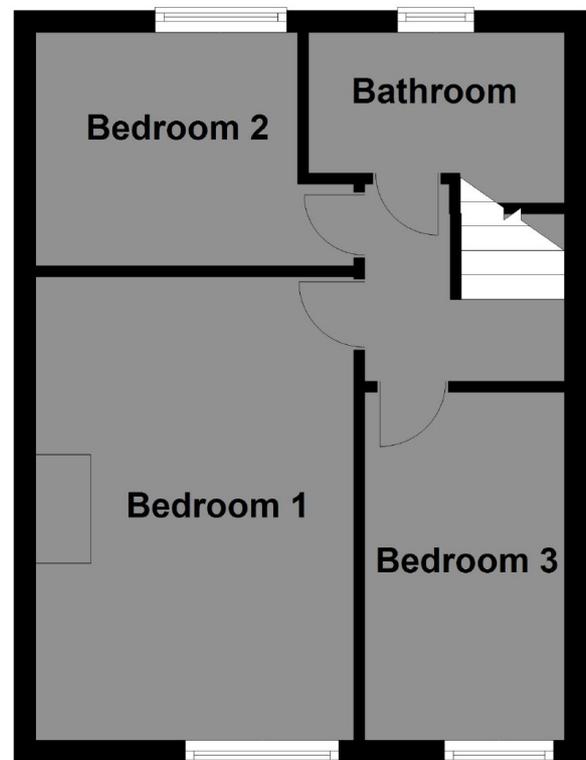
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Ground Floor



First Floor



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