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50 Undercliffe Terrace Scarr Bottom Road., Halifax, HX2 7DU

Offers Around £220,000

- Desirable & Convenient Location
- 2 Reception Rooms
- Attractive Accommodation
- South West Facing Garden
- Realistically Priced
- Stone Built Period Terraced Residence
- Spacious Modern Dining Kitchen
- Utility Room
- Modern Bathroom
- Viewing Essential

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50 Undercliffe Terrace Scarr Bottom Road., Halifax HX2 7DU

Situated in this highly desirable and extremely convenient location lies this 2 bedroomed stone built terraced property providing extremely attractive accommodation on three levels, which has been extensively modernised to provide a delightful family home.

The traditional stone built terraced property briefly comprises of a Dining Kitchen, Utility, Lounge, 2 Bedrooms, Modern bathroom, Office /Sitting Room, Cellar, Garden, uPVC double Glazing and Gas Central Heating.

This delightful property provides excellent access to Halifax & Sowerby bridge as well as providing easy access to the Trans Pennine Road & Rail network linking the business centres of Manchester & Leeds.

An internal inspection is absolutely essential to fully appreciate this delightful property which enjoys panoramic views to the rear.

2 1 2

Council Tax Band: A







DINING KITCHEN
15'11" x 11'1"
Being fitted with a modern kitchen incorporating solid oak work surfaces with a stainless steel sink unit with mixer tap, four ring induction hob with extractor above and fan assisted oven and grill beneath, integrated dishwasher and an integrated fridge. This attractive kitchen has matching oak splash backs with complementing colour scheme to the remaining walls and a polished wood floor, uPVC double glazed window to the front elevation, and one double radiator.

From the Dining Kitchen a solid oak door opens into the

LOUNGE
12'2" x 12'11"
A central feature of this room is the fireplace incorporating a log burning stove on a matching hearth with wood mantel above, uPVC double glazed window to the rear elevation enjoying attractive views, one single radiator, one TV point and a polished wood floor.

From the Dining Kitchen a solid oak door opens to the

INNER HALL
With uPVC double glazed window to the rear elevation,

from the Inner Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING
With access to insulated and partially boarded loft.

From the Landing a door opens into

BEDROOM ONE
15'10" x 11'11"
With uPVC double glazed window to the rear elevation enjoying attractive views, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO
8'10" m x 12'6"
This good sized second bedroom has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens into the

BATHROOM
With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with overhead shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls and a luxury vinyl click flooring, inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation and a chrome heated towel rail/radiator.

From the Dining Kitchen stairs lead down to an

OFFICE/SITTING ROOM
12'9" x 13'1"
With floor to ceiling uPVC double glazed windows incorporating French doors opening onto the south facing rear garden, laminate wood floor, inset spotlights to ceiling.

From the Office a door opens into the

UTILITY ROOM
With plumbing for automatic washing machine, low flush WC with basin above with mixer tap and combination boiler (Installed 2020 with warranty until 2027), uPVC double glazed window to the rear elevation and a laminate wood floor.

From the Office/Sitting Room a door opens through to the

CELLAR
This clean and dry cellar provides excellent storage facilities with potential to develop into further living space if required. The cellar has power and light and houses the gas and electric meters.

EXTERNAL
To the rear of the property there is a stone flagged patio with lawn with steps down to a second flagged area with mature plants, there is an external electric and water supply

GENERAL
The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band A

TO VIEW
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS
Sat Nav HX2 7DU.



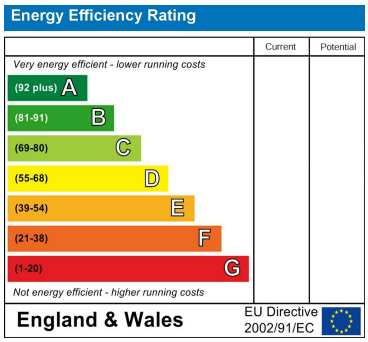
Directions

SAT NAV HX2 7DU

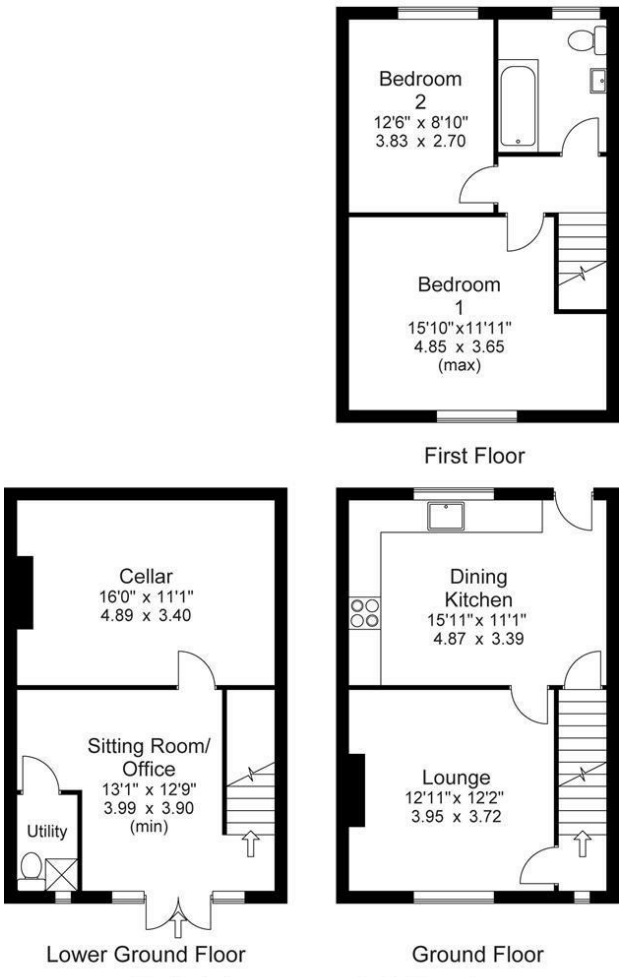
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:



Approx Gross Floor Area = 1164 Sq. Feet
= 108.13 Sq. Metres



For illustrative purposes only. Not to scale.

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