



16 Fernfield Terrace, Boothtown, Halifax, HX3 6NL

Offers Over £110,000

- : Popular & Convenient Location
- : Modern Kitchen & Bathroom
- : Easy Access to Halifax Town Centre
- : uPVC Double Glazing & Gas Central Heating
- : Realistically Priced
- : Attractive Accommodation
- : Gardens To Front & Rear
- : Close To An Outstanding School
- : Easy Access to The Local Amenities Of Boothtown & Claremount
- : Viewing Strongly Recommended

16 Fernfield Terrace, Halifax HX3 6NL

Situated in this extremely convenient and popular residential location lies this stone built period end terraced residence providing recently refurbished and attractive accommodation. The property briefly comprises an entrance porch, spacious lounge, modern fitted kitchen, two bedrooms, a modern bathroom, garden to front, yard to rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Boothtown and Clarendon as well as easy access to Halifax town centre. The property will be of special interest to the first time buyer or property investor, and is being offered for sale at this realistic price to encourage a prompt sale.



Council Tax Band: A



ENTRANCE PORCH

With uPVC double glazed window to the front and side elevations, and a tiled floor.

From the Entrance Porch a composite entrance door opens into the

LOUNGE

14'2" x 13'10"

With uPVC double glazed window to the front elevation overlooking the front garden, period cast iron fireplace to the chimney breast, cornice to ceiling, one TV point, two radiators and a fitted carpet.

From the Lounge a door opens into the

KITCHEN

11'0" x 8'1"

With modern fitted wall and base units incorporating matching work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap, four ring hob with extractor above with fan assisted electric oven and grill beneath, and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed window to the rear elevation and a rear entrance door.

From the Kitchen there is a sliding door to an under stairs cupboard with fitted shelves and housing the Worcester Bosch central heating boiler installed August 2024.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, access to loft, fitted shelves providing useful storage facilities and a fitted carpet. From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower mixer tap. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation and one double radiator.

From the Landing a door opens to

BEDROOM ONE

8'8" x 17'1"

This spacious double bedroom has a uPVC double glazed window to the front elevation, period cast iron fireplace to the chimney breast, two double radiators and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

12'0" x 4'11"

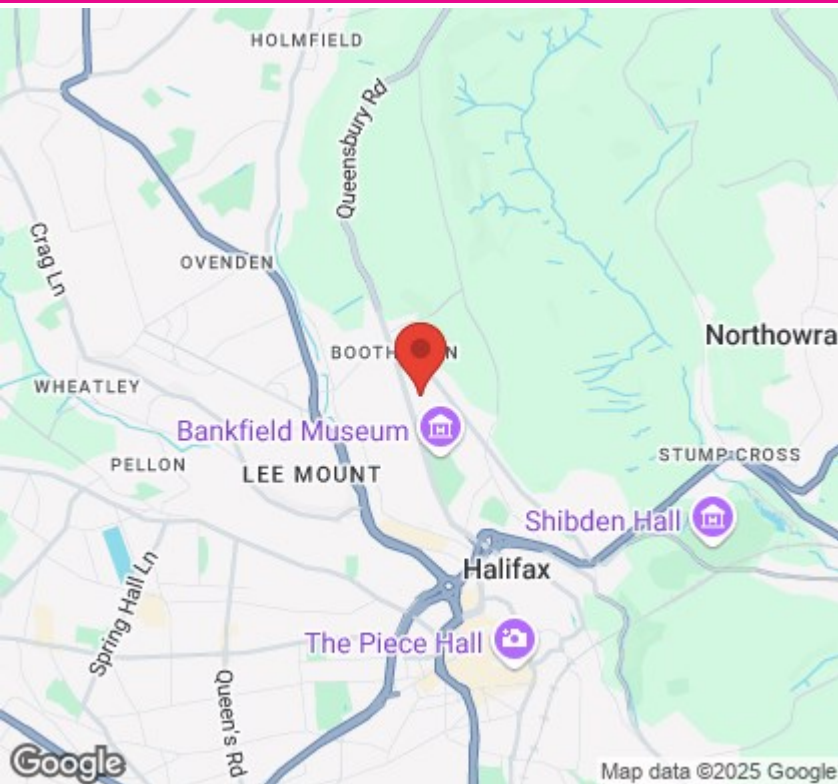
With uPVC double glazed window to the rear elevation, one double radiator and a laminate wood floor.

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

EXTERNAL

To the front of the property there is a landscaped garden with plants and shrubs and a flagged patio area and flagged path leading to the front entrance door. To the rear of the property there is an enclosed yard with a flagged patio and an outhouse providing storage facilities.



Directions

SAT NAV HX3 6NL

Viewings

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

EPC Rating:

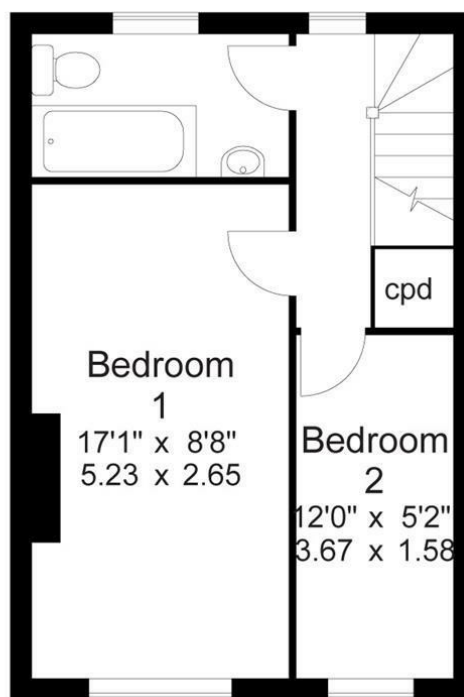
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 672 Sq. Feet
= 62.5 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.