



5 JAMES STREET HALIFAX

Situated in the town centre, this period stone built terraced property provided 5 bedroomed family accommodation but has more recently been used by a charity and could be used for either commercial or residential purposes. The property provides deceptively spacious accommodation in the heart of Halifax town centre with the benefit of uPVC double glazing and gas central heating. This spacious property is being offered for sale at this realistic asking price, in order to encourage a prompt sale and will be of special interest to the property investor. An internal inspection is absolutely essential to fully appreciate this spacious property.

Price Guide: 0/0 £125,000

The uPVC double glazed front entrance door opens into the

ENTRANCE VESTIBULE

From the Entrance Vestibule a door opens into the

ENTRANCE HALL

With cornice to ceiling, arch feature, one single radiator and a fitted carpet.

From the Entrance Hall a door opens into

ROOM ONE 4.24m x 4.26m



With uPVC double glazed window to the front elevation, built-in cupboards to one side of the chimney breast, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into

ROOM TWO 8m x 5.85m



This spacious meeting room has a uPVC double glazed window to the side elevation, four radiators and a fitted carpet.



From the Entrance Hall a door opens into the

KITCHEN



With fitted base units, matching work surfaces, stainless steel single drainer sink unit, service hatch through to Room Two.

From Room Two a door opens to a

DOWNSTAIRS TOILET

With white two-piece suite comprising pedestal wash basin, low flush W/C, uPVC double glazed window to the rear elevation and one double radiator.

From Room Two a door opens to

REAR HALLWAY

With stairs down to the

REAR ENTRANCE HALL

With uPVC double glazed rear entrance door. Steps lead down to

BASEMENT CELLAR

CELLAR ONE 4m x 2.96m

Providing useful storage facilities

STORE ROOM 1.88m x 1.87m

With small store room with one radiator.

From the Kitchen a door opens to cellar head with stairs leading down to

BASEMENT HALL Door to

BASEMENT ROOM ONE 4.23m x 4.27m

With a single drainer sink unit and Worcester combination boiler, power and light.

KEEP CELLAR 4.26m x 1.42m

Housing the gas and electric meters. Doorway to

STORE CELLAR 3.99m x 2.94m

With stone table and shelves and staircase leading to the rear entrance. Door to

STORE CELLAR 2.73m x 3.96m

From the Entrance Hall stairs lead to

HALF LANDING

With stairs leading to

FIRST FLOOR LANDING

With door to store cupboard and one single radiator. From the Landing a door opens into

ROOM THREE 3.85m x 4.30m



With uPVC double glazed window to the front elevation, built-in cupboards to the chimney breast, one double radiator and a fitted carpet.

From the Landing a door opens to

ROOM FOUR 2.77m x 3.47m



With uPVC double glazed French doors opening onto a balcony, built-in cupboard to one side of the chimney breast, one double radiator and a fitted carpet. From the Landing a door opens into

ROOM FIVE 2.96m x 3.49m



With uPVC double glazed window to the rear elevation, built-in cupboard to one side of the chimney breast, one double radiator. From the first-floor landing stairs lead to

SPACIOUS ATTIC ROOM 6.24m x 5.43m



With two Velux double glazed skylight windows, beams to ceiling, one single and one double radiator and a fitted carpet.

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 gas central heating and uPVC double glazing.

EXTERNAL

To the front of the property there are steps and a small, flagged area leading to the entrance door.

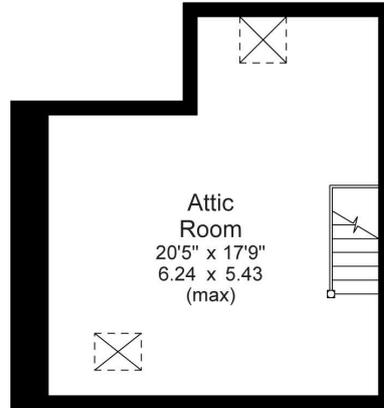
TO VIEW

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

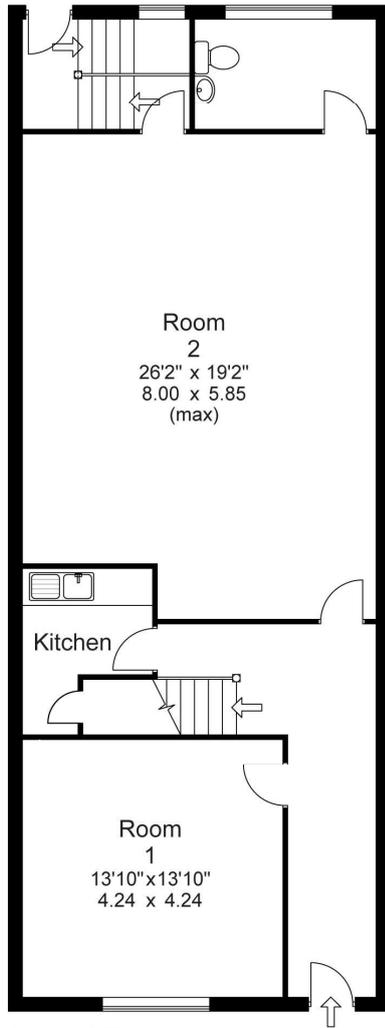
DIRECTIONS

SAT NAV HX15SU

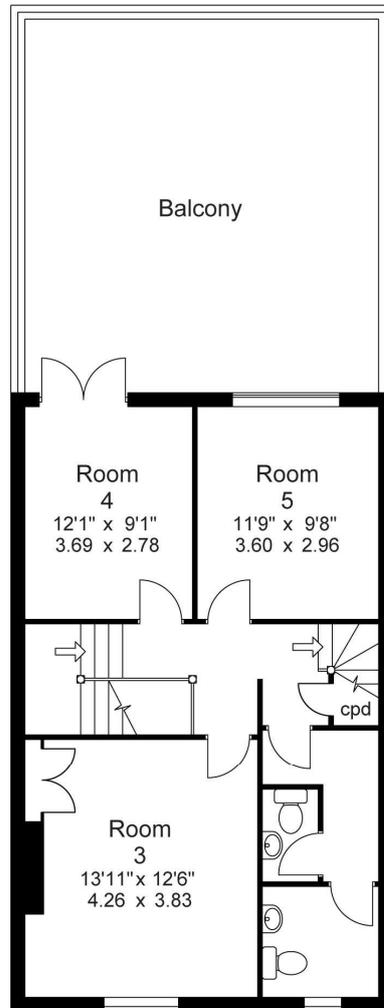
Approx Gross Floor Area = 1936 Sq. Feet
= 179.86 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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