



## 42 EMSCOTE AVENUE BELL HALL, HALIFAX

Situated in this extremely popular and convenient residential location, lies this two bedroomed stone built terraced property which has the potential to be converted into a three bedroomed property. The property briefly comprises of an entrance vestibule, lounge, kitchen, two double bedrooms, bathroom, cellar, garden, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Bell Hall and Savile Park as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The 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 first-time buyer or property investor.

Price Guide: O/A £114,995

The uPVC double glazed front entrance door opens into the

### ENTRANCE VESTIBULE

With one single radiator and a fitted carpet.

From the Entrance Vestibule a door opens into the

### LOUNGE 3.85m x 3.68m



With uPVC double glazed window to the front elevation, feature fireplace incorporating marble inset and hearth with gas fire, cornice to ceiling with matching centre rose, one double radiator, one TV point, and a fitted carpet.



From the Lounge a door opens into the

### DINING KITCHEN 4.22m x 2.51m

With fitted wall and base units incorporating matching work surfaces with a four-ring electric hob with oven beneath, a single bowl sink unit with mixer tap, and plumbing for washing machine. The kitchen is tiled around the work surfaces with complementing colour

scheme to the remaining walls, uPVC double glazed window to the rear elevation, one double radiator and a uPVC double glazed rear entrance door.



From the Kitchen stairs lead down to the

### SPACIOUS CELLAR

Providing useful storage facilities, white enamel sink unit, power, light and houses the central heating boiler. The cellar could be converted into living accommodation subject to obtaining the relevant building regulation consent.

From the Entrance Vestibule stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With access to the roof space, and a fitted carpet. From the Landing a door opens to the

### BATHROOM



With white three-piece suite comprising pedestal wash



basin, low flush WC and panelled bath with electric shower unit. The bathroom is tiled round the bath and shower with complementing colour scheme to the

remaining walls, uPVC double glazed window to the front elevation, and one single radiator.

From the Landing a door opens to

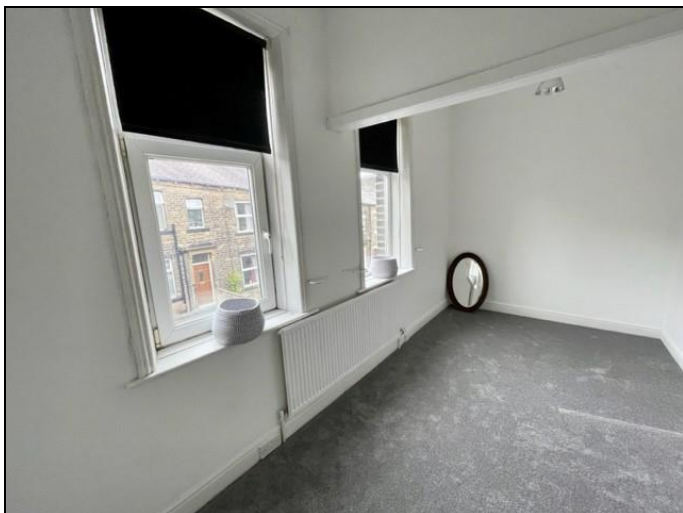
#### **BEDROOM TWO 3m x 3.33m**



With uPVC double glazed window to the front elevation, period cast iron fireplace to the chimney breast, one single radiator and a fitted carpet.

From the Landing a door opens into

#### **BEDROOM ONE 4.68m x 3.02m narrowing to 2.17m**



This double bedroom has the potential to be divided into two rooms, providing a third bedroom. With two uPVC double glazed windows to the rear elevation, one single 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 uPVC double glazing and gas central heating. The property is freehold and in council tax band A.

#### **EXTERNAL**

To the front of the property there is a garden with path to the front entrance door.

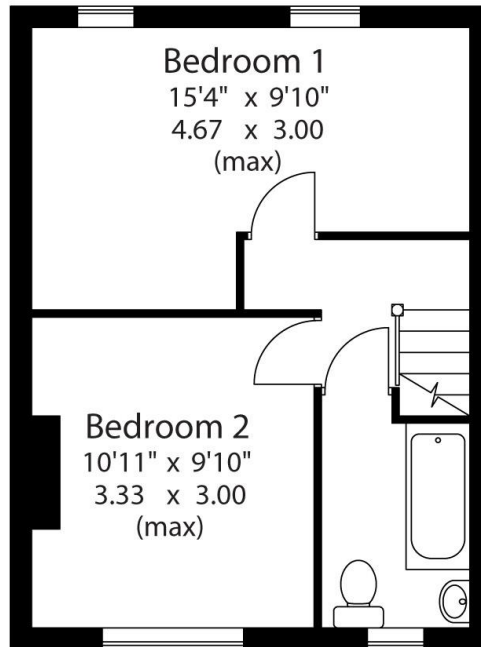
#### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 014222 34922.

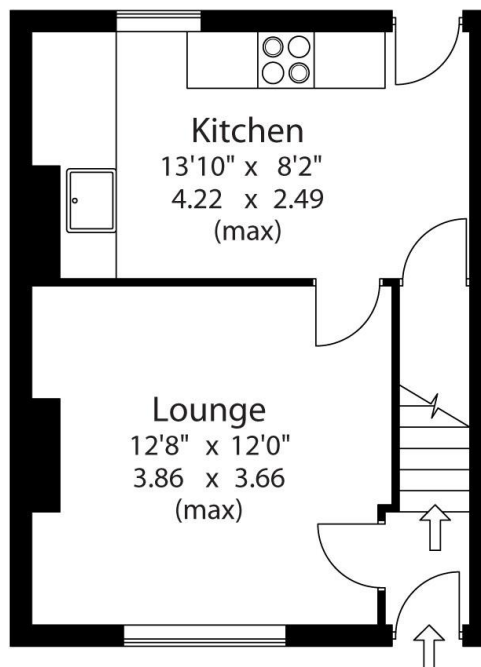
#### **DIRECTIONS**

Sat Nav HX1 3AU

Approx Gross Floor Area = 654 Sq. Feet  
= 60.8 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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