



## 140 KING CROSS ROAD KING CROSS, HALIFAX

Situated in this extremely convenient and popular residential location, lies this stone-built extended seven bedroomed end terraced residence providing deceptively spacious family accommodation. The property briefly comprises an entrance hall, three reception rooms, kitchen, basement utility room and cellar, seven bedrooms, bathroom, separate toilet, uPVC double glazing, gas central heating and yard to rear. The property provides excellent access to the local amenities of King Cross as well as easy access to Halifax town centre. An internal inspection is absolutely essential to fully appreciate this delightful family home.

Price Guide: O/A £265,000



The front entrance door opens to the

### ENTRANCE HALL

With cornice to ceiling with matching dado rail. From the Entrance Hall a glass panelled door opens into the

### LOUNGE 4.70m x 4.07m



With angular bay window to the front elevation incorporating uPVC double glazed units, feature Adams style fireplace to the chimney breast with marble inset and hearth, cornice to ceiling with ornate plasterwork, one TV point, one double radiator and a fitted carpet. From the Entrance Hall a glass panelled door opens into the

### SITTING ROOM 3.56m x 4.43m



With uPVC double glazed window to the front elevation, cornice with ornate plasterwork and matching picture rail, feature marble fireplace incorporating mantelpiece and hearth with gas fire, one double radiator, one TV point and a fitted carpet. From the Entrance Hall a glass panelled door opens into the

### KITCHEN 5.72m x 2.73m

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel sink unit with mixer tap, five ring gas hob

with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath. The kitchen is fully tiled with a matching mosaic tiled floor, inset spotlight fittings to the ceiling, two uPVC double glazed windows to the rear elevation, one double radiator and a rear entrance door.



From the Entrance Hall a door opens into the

### DINING ROOM

With uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator, wall mounted gas heater, one TV point, and a fitted carpet. From the Entrance Hall a door opens to stairs leading down to the

### BASEMENT

#### KEEP CELLAR 2.74m x 2.42m

#### MAIN UTILITY CELLAR 3.48m x 4.40m

With single drainer stainless steel sink unit, plumbing for an automatic washing machine, five ring gas hob with electric oven beneath, UPVC double glazed window to the rear elevation, and one double radiator. From the Entrance Hall a spindled staircase with fitted carpet leads to the

### FIRST FLOOR LANDING

From the Landing a door opens to

#### BEDROOM THREE 3.89m x 5.41m

This third double bedroom has uPVC double glazed window to the front elevation, one double radiator, one TV point and a fitted carpet.

From the Landing a door opens to

### BATHROOM

With four-piece suite comprising pedestal wash basin, low flush WC, panelled bath and shower cubicle with electric shower unit. The bathroom is fully tiled with a panelled ceiling and a uPVC double glazed window to the rear elevation. One single radiator.

From the Landing a door opens into

### BEDROOM TWO 4.43m x 3.41m



This second double bedroom has a uPVC double glazed window to the rear elevation, built-in wardrobes to either side of the chimney breast, wall mounted gas fire, one double radiator and a fitted carpet. From the Landing a door opens to

### BEDROOM ONE 4.92m x 3.46m



With angular bay window to the front elevation incorporating uPVC double glazed units, cornice to ceiling, built-in wardrobes, cast iron period fireplace with gas fire, one double radiator, one TV point and a fitted carpet.

From the Landing a door opens to

### BEDROOM FOUR 2.63m x 2.46m

This spacious single bedroom has a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Landing a door opens to stairs leading to the

### SECOND FLOOR LANDING

With Vaillant combination boiler, door to

### SEPARATE TOILET

With white two-piece suite comprising pedestal wash basin and low flush WC, and an extractor fan.

From the Landing a door to

### BEDROOM SIX 3.87m x 2.62m

With Velux double glazed skylight window, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM SEVEN 3.89m x 2.81m

With Velux double glazed skylight window, one double radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM FIVE 5.72m x 3.48m

This fifth double bedroom has a Velux double glazed skylight window, one TV point, one double radiator and a fitted carpet.

### GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water, and electricity, with the added benefit of uPVC double glazing and gas central heating. The property is freehold, and the council tax band is A

### EXTERNAL



To the front of the property there is a small, flagged south-facing patio, a covered porch and steps leading to the front entrance door. At the rear of the property there is an enclosed flagged yard which also provides secure off road parking facilities.

### TO VIEW

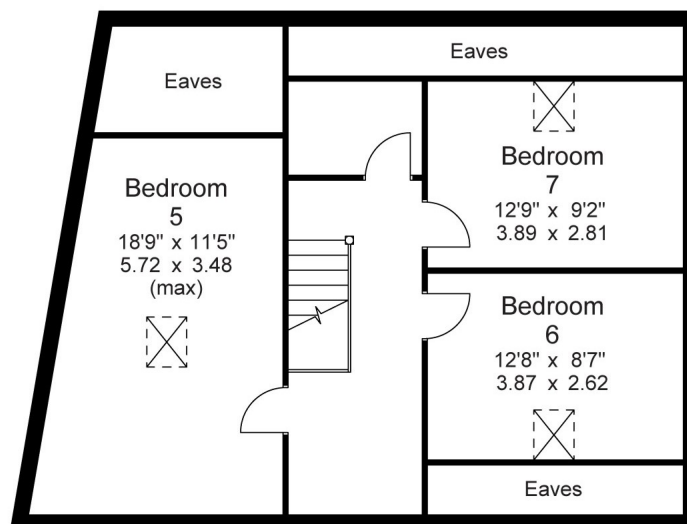
Strictly by appointment, please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

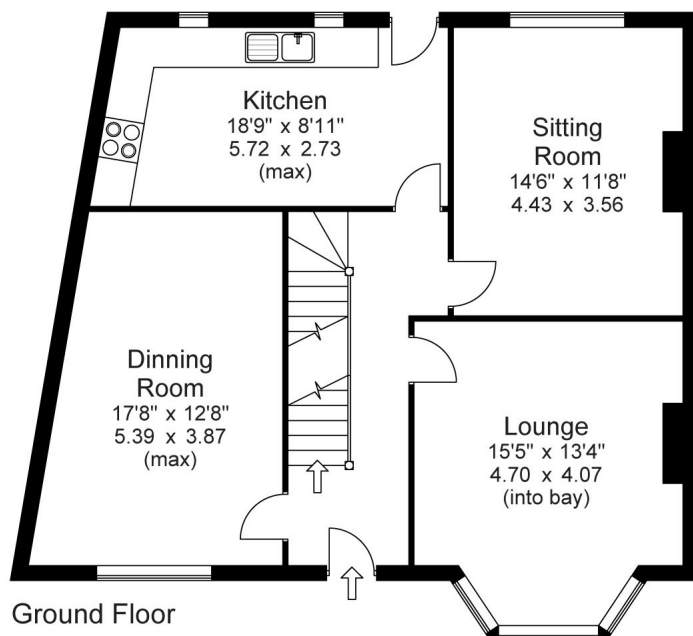
Sat Nav HX1 3JZ



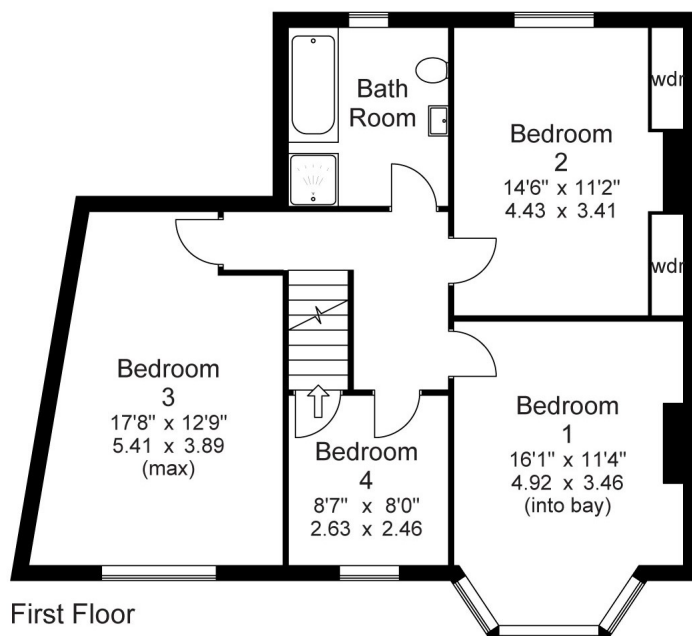
Approx Gross Floor Area = 2215 Sq. Feet  
= 205.33 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.