



8 ROSE BANK GAINEST, HALIFAX

An internal inspection is absolutely essential to fully appreciate the attractive accommodation provided by this stone built, two bedroomed through terraced residence which is situated in this extremely convenient and popular residential location. An early appointment to view is recommended to fully appreciate the accommodation provided by this period residence which has the benefit of a modern kitchen, modern bathroom, two double bedrooms, lounge, conservatory/dining room and a flagged yard to front and rear. The property provides excellent to Halifax town centre as well as easy access to the trans Pennine Road and rail networks linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase a property in this sought-after location and as such an early appointment to view is strongly recommended

Price Guide: O/A £145,000

The uPVC double glazed front entrance door opens into the

LOUNGE 14'5" x 13'1"



With inglenook fireplace to the chimney breast incorporating a gas log effect stove, uPVC double glazed window to the front elevation, cornice to ceiling with matching picture rail, and one double radiator.

From the Lounge a glass panelled door opens into the

MODERN FITTED KITCHEN 11'3" x 7'10"



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 ½ bowl sink unit with mixer tap, gas cooker with extractor in stainless steel canopy above, plumbing for automatic 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, and one double radiator.

From the Kitchen a door opens into the

CONSERVATORY/DINING ROOM 7'8" x 9'3"

With uPVC double glazed windows to three elevations with French doors opening onto a rear yard enjoying panoramic views, one single radiator and a fitted carpet.

From the Kitchen a door opens into the cellar head with stone steps down to the

STORE CELLAR

From the Lounge a door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, one double radiator. From the Landing a panelled door opens into the

SPACIOUS BATHROOM



With modern white four piece suite comprising pedestal wash basin, low flush W/C, panelled bath with Victorian style mixer tap with shower unit and a fully tiled shower cubicle with shower unit. The bathroom is part tiled with a complementing colour scheme to the remaining walls, a uPVC double glazed window to the rear elevation, and one double radiator.

From the Landing a door opens into

BEDROOM ONE 13'1" x 14'7"



With uPVC double glazed window to the front elevation, period cast iron fireplace to the chimney breast, one double radiator and a fitted carpet. Door to under the stair's cupboard.

From the Landing a panelled door opens to stairs leading to

ATTIC BEDROOM TWO 14'6" x 15'



This spacious second double bedroom has built-in wardrobes to one wall, Velux double glazed skylight window, one double radiator and a fitted carpet.

GENERAL



The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

EXTERNAL



To the front of the property there is a flagged yard and there is a further flagged yard to the rear.

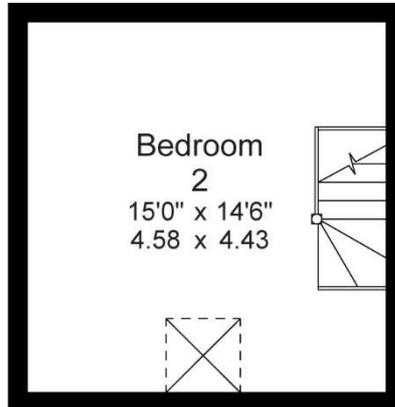
TO VIEW

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

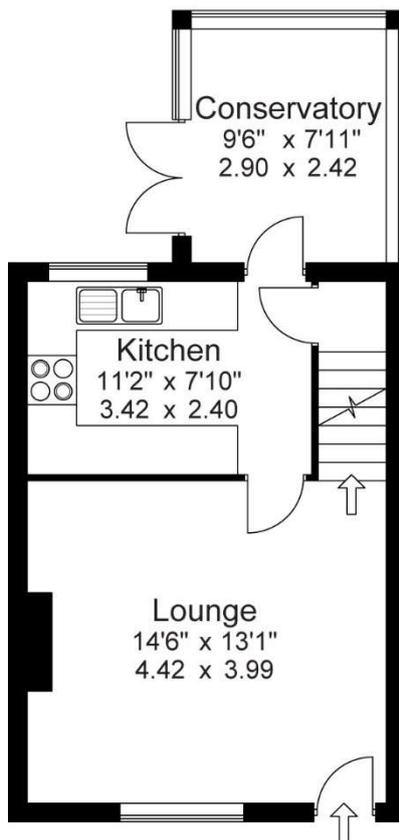
DIRECTIONS

SAT NAV HX2 7DA

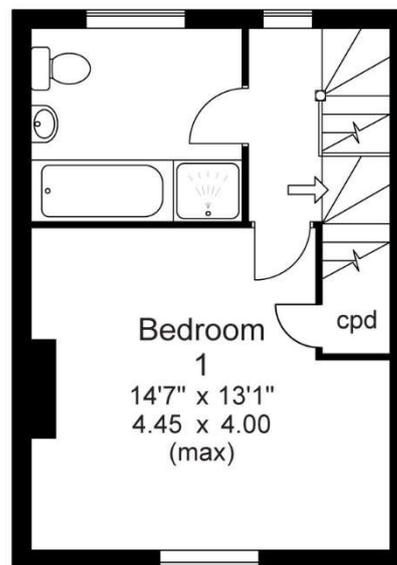
Approx Gross Floor Area = 916 Sq. Feet
= 84.91 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.