

Peter David Properties

Residential Sales and Lettings

Salisbury Place

£59,950



Peter David are pleased to offer this one bedroom through stone terrace to the market. Located in the conservation area of Akroydon, the property presents the opportunity for someone to design and deliver a splendid character home. The property is in need of modernisation and, subject to relevant planning permissions, could be extended to the rear or alternatively convert the large basement into further habitable accommodation.

The Akroydon model housing scheme is a Victorian era model village in Boothtown. It was designed in the Gothic style by George Gilbert Scott in 1859 for the workers at the mills of Colonel Edward Akroyd, who had bought, in 1855, the land on which the houses were to be built.

The property is close to all the local amenities including a post office, launderette, supermarket and a local church. There is a regular bus service to Halifax, although it is a short 20 minute walk away where you can enjoy all the facilities the town has to offer.

The property is set over 2 floors and comprises of a living room, a small kitchen area with stairs leading to the double bedroom and the bathroom. There is also a large basement room.

This property presents an opportunity to re design the internal accommodation to create a modern home. Please direct any enquiry you may have to our sales team who will be happy to assist.

Features

- Victorian through terrace
- One double bedroom
- In the conservation village of Akroydon
- In need of modernisation
- Serious offers considered
- Ability to extend at the rear subject to planning
- Mullioned windows
- EPC band E
- Large basement with option to convert into a dining kitchen
- To view call the sales team 01422 366948

Accommodation

Entrance vestibule

With central heating radiator.

Living room 4.61m (15' 1") x 4.58m (15' 0")

With central gas fire and built in cupboards. Central heating radiator. Mullioned windows with secondary double glazing fitted.

Kitchen area 1.86m (6' 1") x 1.60m (5' 3")

Sink unit with tiled splashback and space for a gas oven. Wall unit.

Staircase to first floor

Bedroom 4.57m (15' 0") x 3.17m (10' 5")

With a fitted wardrobe, central heating radiator and mullioned window.

Bathroom 2.16m (7' 1") x 2.31m (7' 7")

Fitted with a four piece bathroom suite comprising of a sink with tiled splashback, wc, bath and shower enclosure with mixer shower. Cupboard contains hot water tank. Central heating radiator.

Basement room

With original cast iron stove. Electric and gas meters are located here along with an IDEAL wall mounted gas boiler. Potential to develop this space to create a dining kitchen.

Outside

To the front of the property you will find a cottage garden leading onto the pavement. To the rear of the property is an enclosed yard which offers the potential to extend subject to planning. It should be noted the neighbouring property has already done this.

Directions

Please use the post code HX3 6ND for sat nav directions



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23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk