

whitegates



Fernfield Terrace, Halifax, HX3



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EPC D

Guide Price: £160,000

Freehold



Fernfield Terrace, Halifax, HX3 6NL

3 bedrooms
1 bathroom
1 reception room

Guide Price: £160,000

- Three-bedroom end-terrace home
- Arranged over three floors
- Ideal for first-time buyers
- Three double bedrooms
- Front paved area and rear garden
- Close to schools and commuter links

Council Tax Band: A

New to the market with Whitegates is this appealing three-bedroom end-of-terrace property, ideally situated in Halifax. Offering well-proportioned accommodation arranged over three floors, this home presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as those looking to relocate to the Halifax area.

Conveniently positioned within easy reach of local schools in Boothtown, the property is well placed for families and those seeking access to nearby amenities. Commuters will also appreciate the convenient access to key road links, making it a practical choice for those travelling to surrounding towns and beyond.

Externally, the property benefits from a paved area to the front, providing a welcoming approach to the home, while to the rear is a garden offering valuable outdoor space. Whether you are looking to create a relaxing seating area, enjoy some time outdoors or add your own personal touches, the garden provides an opportunity to make the space your own.

Upon entering the property, the accommodation begins with the kitchen, offering a dedicated space for preparing meals and everyday family living. The



lounge provides a comfortable living area, ideal for relaxing in the evenings, entertaining guests or spending time with family. Leading from the rear of the property is a useful porch, providing an additional area with potential for a variety of practical uses.

To the first floor, the landing provides access to two double bedrooms and the main family bathroom. The third bedroom is positioned to the front of the property and is currently utilised as a nursery, demonstrating the versatility of the accommodation. This room could also lend itself to use as a home office, dressing room or guest bedroom, depending on individual requirements. The second bedroom is situated to the rear and is also double-sized, offering ample space for bedroom furniture and storage.



Completing the accommodation is the main bathroom, fitted with a three-piece suite and an overhead shower, providing a practical space for everyday use.

The property continues to the attic floor, where the main bedroom is located. Featuring a side-facing window, this room offers a degree of separation from the remaining bedrooms, creating a more private space to retreat to at the end of the day. Its position on the upper floor also adds to the property's overall

layout and makes good use of the available accommodation.

With three bedrooms arranged across three floors, useful outdoor space and a convenient location close to local schools and commuting routes, this property offers plenty of scope for prospective buyers to make it their own. Whether you are a first-time buyer searching for a home to put your own stamp on or simply looking for a property in a convenient Halifax location, this home is certainly one to consider.

A viewing is highly recommended to fully appreciate the accommodation, layout and potential this property has to offer.

Kitchen

A practical kitchen offering space for everyday cooking, with potential to personalise to your own taste.

Lounge

A comfortable living space ideal for relaxing, entertaining and spending time with family.

Rear Porch

A useful additional space offering practical storage for coats and shoes.

First Floor Landing

Providing access to the bedrooms and family bathroom.

Bedroom Two

A double bedroom positioned to the rear, offering space for bedroom furniture and storage.

Bedroom Three

A front-facing bedroom currently used as a nursery, with potential as a home office or guest bedroom.

Family Bathroom

Fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

Attic Bedroom

A private main bedroom situated on the upper floor, featuring a side-facing window.

Property Information

Insulation added in loft in 2023. Sky connection. Central heating. Double glazing. Mains gas, electric, water, and drainage.

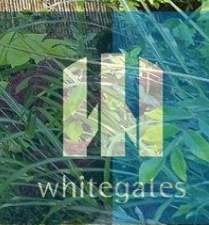


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



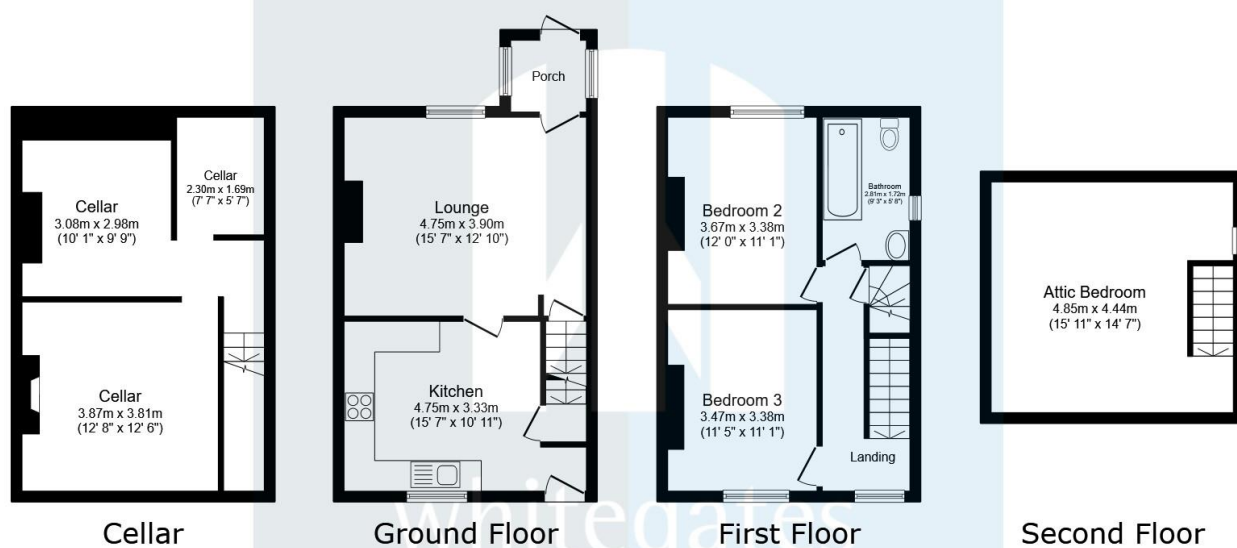








Halifax



Total floor area: 128.2 sq.m. (1,380 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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