



Huddersfield Road, Halifax, HX3 0PF
£225,000

E&H Holmes
ESTATE AGENTS

This spacious three double bedroom property is close to both Calderdale Royal Hospital and Halifax town centre. The property benefits from two reception rooms, a stylish, modern kitchen and off road parking to the rear of the house and is presented well throughout but retains many original features.

The accommodation, in brief, comprises: Entrance hall, second reception room and kitchen with access to the utility cellar. To the first floor are two double bedrooms and the house bathroom with the third double bedroom with walk in wardrobe situated on the second floor. There are low maintenance gardens to both the front and rear with the rear paved to offer use for both parking and garden space.



Ground Floor:

Entrance Hall

Dado rail. Original skirting board. Radiator. Wooden door to front elevation.

Lounge 13'2" + bay x 13'2" (4.020 + bay x 4.027)

Coal effect, living flame gas fire. Original skirting board, coving and ornate plasterwork to ceiling. Radiator. UPVC double glazed Bay window to front elevation.

Second Reception Room 13'10" x 13'10" (4.217 x 4.228)

Gas Fire. Original skirting board. Radiator. UPVC double glazed window to rear elevation.

Kitchen 8'7" x 7'0" (2.625 x 2.154)

Modern fitted kitchen with wall and base units. Composite one and a half bowl sink. Electric oven. Ceramic hob. Extractor fan and integrated dishwasher. UPVC double glazed door to rear elevation.

Cellar / Utility Room

Useful storage. Plumbing for washing machine. Single glazed window to rear elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to bedroom three.

Bedroom One 13'2" x 16'10" (4.015 x 5.142)

Fitted wardrobes. 2 Radiators . UPVC double glazed window to front elevation.

Bedroom Two 14'0" x 11'0" (4.287 x 3.366)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Cupboard housing boiler. Radiator. UPVC double glazed window to side elevation.

Second Floor:

Bedroom Three 10'0" x 15'11" (3.064 x 4.876)

Undereaves storage. Radiator. Velux.

Walk In Wardrobe 3'11" x 5'3" (1.211 x 1.617)

Front Garden

Patio garden with wrought iron fence / gate. Attractive planting.

To The Rear

Paved garden offering use for both parking and garden space.

Other Information

Communal green is shared ownership.

Contribution towards maintenance of approx. £5.00 per year.

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

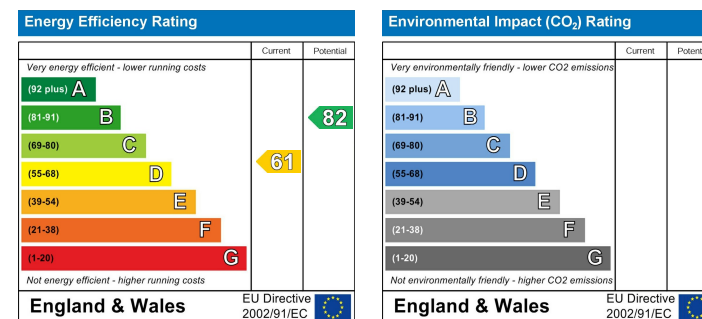
The three words designated to this property is:
lists.length.singer

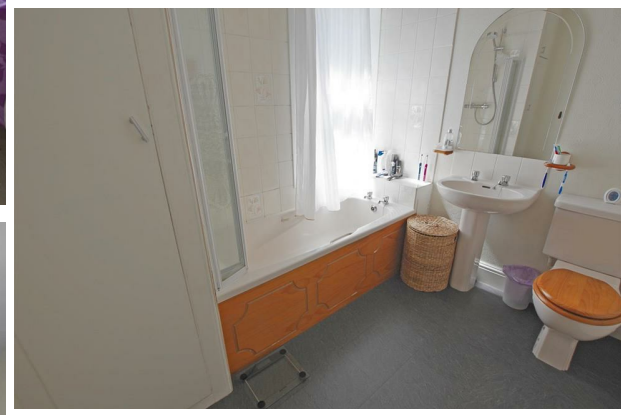
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