



Phoebe Lane, Halifax, HX3 9AS
£160,000

E&H Edkins Holmes
ESTATE AGENTS

The attractive cottage exterior of this property belies the spacious, two double bedroom accommodation this home offers. With well proportioned dining kitchen, parking for two cars and an enclosed decking and artificial lawn garden this will make a perfect home for a professional person/couple. Situated in the convenient area of Siddal with easy access to Halifax town centre and train station, an internal viewing is strongly recommended to fully appreciate what this home has to offer.

The accommodation, in brief, comprises: Entrance hall, lounge (with access to cellar), dining kitchen and rear porch to the ground floor. On the first floor are two bedrooms and the house bathroom. Externally there are enclosed gardens to both the front and rear along with off road parking for two cars.



Entrance Hall

Wooden single glazed door to front elevation.

Lounge 15'8" x 13'5" (4.799 x 4.114)

Electric fire. Exposed beams. Access to cellar. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 15'2" x 9'1" (4.641 x 2.787)

Fitted kitchen with wall and base units. Breakfast bar. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Integrated fridge. Boiler. Radiator. Door leading to rear porch. UPVC double glazed window to side elevation.

Rear Porch

UPVC double glazed window to side elevation. Wooden double glazed door to rear elevation.

Landing

Stairs leading from entrance hall. Exposed beam. Radiator.

Bedroom One 15'1" x 9'1" (4.617 x 2.788)

Built in wardrobes. Exposed beams. Radiator. UPVC double glazed window to side elevation.

Bedroom Two 15'9" x 10'8" (4.802 x 3.270)

Radiator. UPVC double glazed window to front elevation. Velux window.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Storage cupboard. Exposed beam. Chrome towel radiator. UPVC double glazed window to front elevation.

Parking

Driveway parking for two cars to rear of the property.

Front Garden

Enclosed artificial lawn and patio garden.

Rear Garden

Enclosed decking and artificial lawn garden.

Council Tax Band

A

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:
chemistry.cycle.factor

Disclaimer

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