



Boy Lane, Halifax, HX3 5AE
£225,000

E&H Holmes
ESTATE AGENTS

An individually designed three bedroom detached property located in a unique location next to a disused railway viaduct. Available with no chain an internal inspection is strongly recommended to truly appreciate this home and all it has to offer.

The accommodation, in brief, comprises: Dining kitchen and cloakroom to the ground floor. On the first floor is the lounge and bedroom three with the master bedroom, bedroom two and the house bathroom located on the second floor. Externally there is driveway parking for three cars and a raised terrace seating area along with a courtyard with two sheds.



Ground Floor:

Dining Kitchen 16'5" max x 10'7" max (5.019 max x 3.236 max)

A modern fitted kitchen with a range of wall and base units. Stainless steel sink. Tiled splashback. Electric oven. Gas hob with stainless steel cooker hood over. Integrated fridge freezer. Radiator. Underfloor heating. UPVC double glazed window to side elevation. UPVC double glazed front door.

Cloakroom

Low flush WC and pedestal wash hand basin. Access to utility cupboard housing the boiler and with plumbing for washing machine.

First Floor:

Entrance Hall

Stairs from the ground floor and to the second floor. UPVC double glazed door to courtyard.

Lounge 14'4" x 11'5" (4.393 x 3.481)

Multi-fuel stove. Radiator. UPVC double glazed windows to rear and side elevation. UPVC double glazed French doors to balcony.

Bedroom Three 8'1" x 6'10" (2.468 x 2.083)

Radiator. UPVC double glazed window to front elevation.

Second Floor:

Master Bedroom 11'4" x 9'0" (3.478 x 2.757)

Radiator. UPVC double glazed windows to front and side elevations.

Bedroom Two 7'10" x 7'0" (2.404 x 2.142)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Modern three piece suite comprising of vanity wash hand basin, low flush WC and bath with mixer taps and shower over. Chrome towel radiator. Part tiled walls. Fakro window.

Parking

Driveway parking for three cars.

Garden

A low maintenance garden with seating area. Stone built shed. Wooden shed.

Council Tax Band

C

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:
pink.scan.winks

Disclaimer

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