



Tresca, Halifax, HX2 7LW
£490,000

E&H Edkins Holmes
ESTATE AGENTS

A charming and deceptively spacious four bedroom family home, brimming with character and features, located on Burnley Road, Halifax. Upon entering the property you are welcomed into the stunning entrance hall, a large space with attractive wood panelling. Having been fully modernised, the property boasts two spacious reception rooms, offering ample space for family gatherings and entertaining. The painted solid oak kitchen is thoughtfully designed to combine elegance and functionality and is complimented by a large utility room with pantry cupboard. The first floor benefits from an attractive sunroom offering a tranquil additional living space with French doors and Juliet balcony overlooking the garden. The master bedroom features an en-suite for your privacy and convenience.

Additional amenities include a utility room and a ground floor shower room, adding to the home's practicality. The detached double garage and off-road parking for several cars ensure plenty of space for vehicles.

Step outside to the tiered garden, a true oasis with its lawn area, inviting decking and patio seating areas, and mature planting. This outdoor space is perfect for relaxation and enjoying the beauty of nature.



Entrance Hall 15'1" x 13'5" (4.606 x 4.113)
Exposed beam. Wooden panelling. Parquet flooring. Understairs cupboard. Traditional style radiator. Stone Mullion UPVC tripled glazed window to front elevation. Wooden door to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Walk-in shower cubicle. Chrome towel radiator. Tiled floor. UPVC double glazed window to rear elevation.

Lounge 15'1" x 14'10" (4.606 x 4.522)
Multi fuel stove. Tiled flooring. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

Second Reception Room 16'3" x 15'0" (4.972 x 4.588)
Log burner set in Inglenook fireplace. Exposed beams. Tiled floor. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

Kitchen 7'0" x 14'11" (2.159 x 4.568)
Solid oak fitted kitchen with a range of wall and base units. Ceramic one and a half bowl sink. Solid wood work surfaces. Electric oven. Induction hob. Cooker hood. Integrated dishwasher. Integrated fridge. Designer radiator. Tiled flooring. Cupboard housing Worcester Bosch boiler. Two UPVC double glazed windows to rear elevation.

Utility Room 7'6" x 14'7" (2.31m x 4.452m)
Base units. Solid wood work surfaces. Plumbing for washing machine. Pantry cupboard. Tiled flooring. Access to cellar. UPVC double glazed window to rear elevation. Wooden door to rear elevation.

Landing
Stairs leading from entrance hall. Cupboard. Radiator.

Bedroom One 16'4" max x 14'11" (4.984 max x 4.572)
Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan.

Second Bedroom 15'2" x 13'5" (4.636 x 4.114)
Fitted wardrobes. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

Bedroom Three 10'5" x 9'6" (3.189 x 2.900)
Fitted wardrobes. Built in cupboard. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

Bedroom Four 7'7" x 9'6" (2.323 x 2.906)
Radiator. UPVC double glazed window to rear elevation. Fakro window.

Sun Room 9'2" x 10'9" (2.814 x 3.283)
UPVC double glazed French doors with Juliet balcony to rear elevation. Fakro window.

Bathroom
Twin wash hand basin in Vanity unit. Low flush W.C. Bath with mixer taps and shower head. Partially tiled. Built in cupboard. Designer radiator. UPVC double glazed window to side elevation.

Double Detached Garage 18'6" x 17'10" (5.64 x 5.46)
Sliding doors. Power. Light.

Parking
Driveway parking for several vehicles to the rear.

Front Garden
Low maintenance cobbled garden with hedgerow borders.

Rear Garden
Tiered lawn and patio garden with shingle seating area. Wide range of mature plants and shrubs.

Additional Information
This is a quick note to say how easily this garden could be adapted for young children. With its different areas—including open grassy areas, shaded spots, and established paths—it naturally lends itself to various safe, child-friendly uses.

Adding a few small fences or barriers can help define secure play areas while maintaining the garden’s overall appeal. The layout supports a simple, low-effort transition for various family uses.

Council Tax Band
E

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:
silks.jets.vibrates

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









