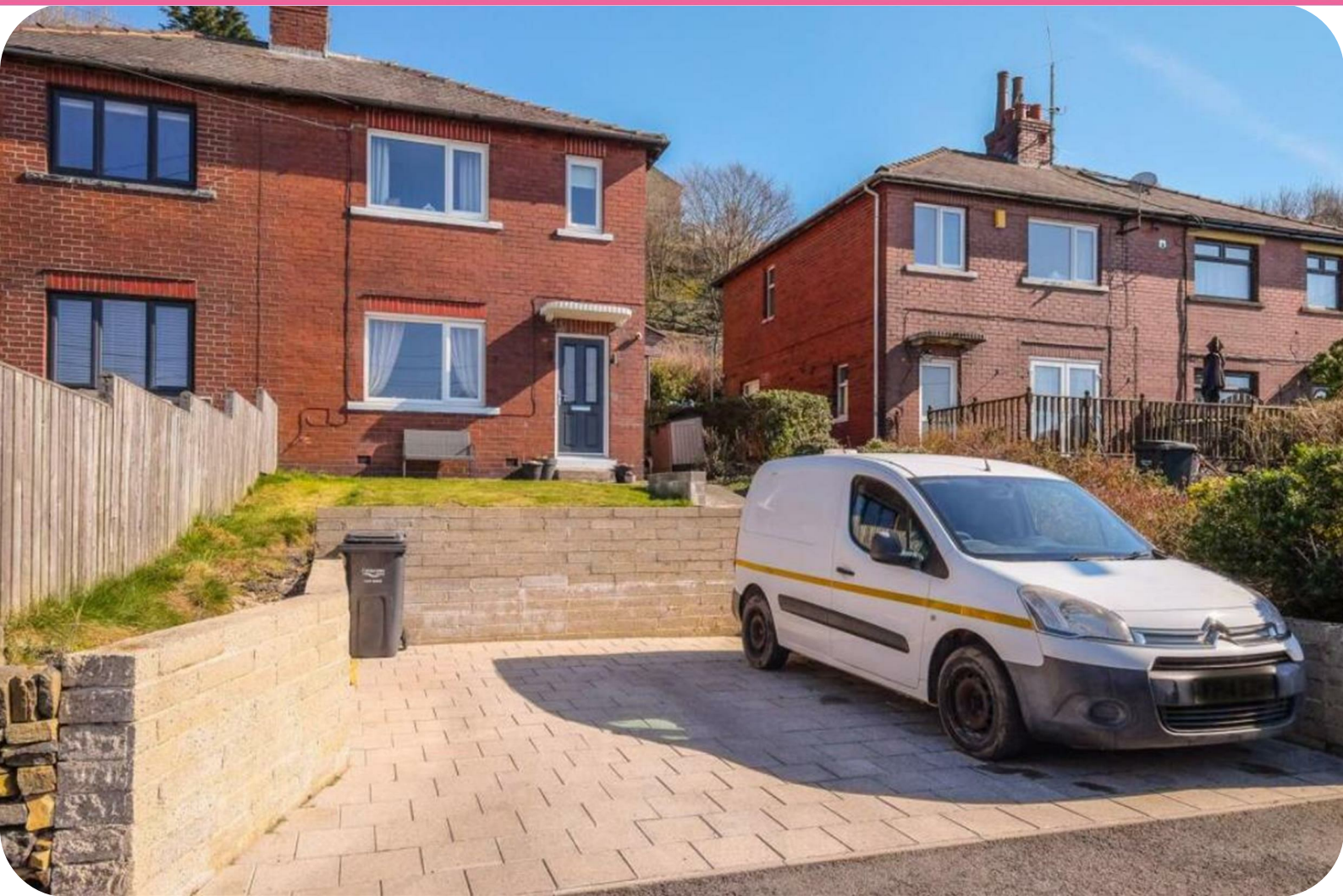




Blaithroyd Lane, Offers In Excess Of £200,000

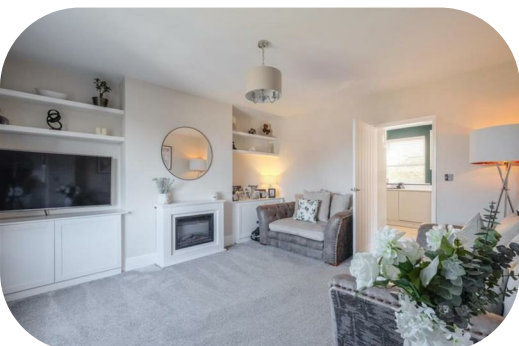
**** SEMI DETACHED ** THREE BEDROOMS ** BEAUTIFULLY RENOVATED ** POPULAR LOCATION **
** WELL PRESENTED THROUGHOUT ** LANDSCAPED GARDENS ** DRIVEWAY PARKING ****

Stylish Three Bedroom Semi in Southowram.

Located on Blaithroyd Lane, this beautifully renovated three-bedroom semi-detached home offers modern comfort in a charming setting. Highlights include a sleek kitchen, contemporary bathroom, and a spacious reception room ideal for family life and entertaining.

Outside, enjoy landscaped front and rear gardens, a sunny decked terrace, and off-road parking for up to four vehicles. The property boasts stunning views over Halifax, combining peaceful surroundings with easy access to local amenities, schools, and transport links.

A perfect blend of style, space, and location—ideal for families seeking a move-in-ready home.



Entrance
Radiator.

Lounge
13'2" x 14'1" (4.01m" x 4.29m")
Electric fire with feature fireplace surround, built in cupboard and radiator.

Kitchen / Diner
16'2" x 9'4" (4.93m" x 2.84m")
Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, integrated fridge, integrated washing machine, integrated dishwasher, oven & hob, radiator and upvc door leading to rear.

First Floor Landing

Bedroom One
14'2" x 10'1" (4.32m" x 3.07m")
Feature wall panelling, radiator and far reaching views.

Bedroom Two
10'0" x 9'6" (3.05m" x 2.90m")
Built in wardrobes and radiator.

Bedroom Three
8'3" x 6'1" (2.51m" x 1.85m")
Radiator.

Bathroom
Modern three piece suite comprising P shaped bath, vanity sink unit, low flush wc, tiled walls & floor and radiator.

Exterior
Well maintained lawned and decked garden to rear with off street parking for 3 cars.

Council Tax Band
B

Tenure
FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

