



**113 WHITEGATE ROAD
SIDDAL
HALIFAX
HX3 9AW**

Looking for a project? Need a big garden? Want to extend over the years as your family grows? Or are you looking for space to erect a garage, a workshop or a home office? Maybe you're simply a really keen gardener and looking for somewhere to indulge your passion. In any event, this semi-detached home could be exactly what you're looking for. The accommodation is really nice, actually, an entrance lobby giving way to a good sized bay windowed lounge, and then into a dining kitchen with ample space for kitchen and dining areas. French doors lead to the nice conservatory and more French doors lead out to the gardens. Upstairs there are two double bedrooms, the larger having an extensive range of fitted wardrobes, and a shower room. The house is fitted with uPVC double glazing, too. With a lane to the side, the gardens offer all kinds of possibilities. Extending the house at the rear would leave still plenty of garden, perhaps for a garage and workshop, or maybe for you to erect an office so you can lock up and go home at night. There's some work to do to get it how you might want it, and you may need planning and building regulations approval, but it will be well worth the effort, and the possibilities are endless.

OFFERS IN EXCESS OF £120,000

ENTRANCE LOBBY

With a uPVC front door and the stairway to the first floor.

LOUNGE

4.15 x 3.86 (13'7" x 12'8")

With a splayed bay window, traditional deep ceiling coving and a tiled fireplace and hearth.



DINING KITCHEN

4.79 x 2.10 (15'9" x 6'11")

With fitted base and wall units to work surfaces and matching returns. Walls are part tiled and there is a useful storage cupboard running under the stairs.



CONSERVATORY

2.98 x 2.59 (9'9" x 8'6")

A lovely, splayed conservatory overlooking the rear gardens.



FIRST FLOOR LANDING

With a window to the side elevation.

BEDROOM ONE

3.27 x 3.93 widening to 4.47 (10'9" x 12'11" widening to 14'8")

Measured to the back of an extensive range of fitted wardrobes.



BEDROOM TWO

3.06 x 2.82 (10'0" x 9'3")

A good sized second bedroom with views over the rear gardens.



SHOWER ROOM

Fitted with a three piece suite including a low level WC, a wash basin and a shower enclosure to tiled walls and floor and with a useful airing cupboard and a heated towel rail.



OUTSIDE

To the front and side of the property are nice gardens which add colour and some privacy with privet hedging, but the real feature of the property is the extraordinarily long garden. From the conservatory doors we have a paved patio area, and this leads on to an area heavily populated with shrubs and trees and then an old car hardstanding and further garden beyond. It would be easy to create more parking space or perhaps add a garage (subject to any required consents) with access off the small lane to the side.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council Tax Band: B.

DIRECTIONS

From Halifax town centre proceed down Horton Street (signposted Railway Station) to the traffic lights. Turn right into Church Street and at the mini roundabout take the first exit. At the next mini roundabout take the first exit into Water Lane. Follow the road under the bridge, straight ahead at the mini roundabout, and round the right hand bend. Continue along Siddal New Road into Whitegate Road and look out for our signboard on the left hand side, just before Phoebe Lane. Postcode: HX3 9AW.

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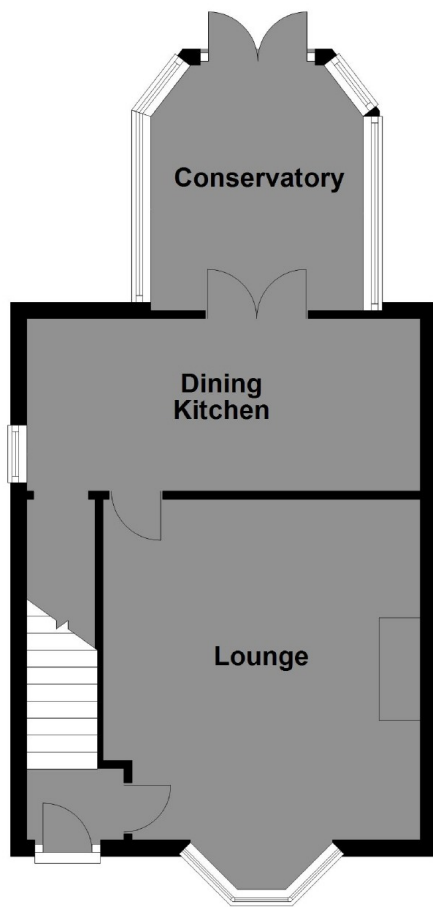
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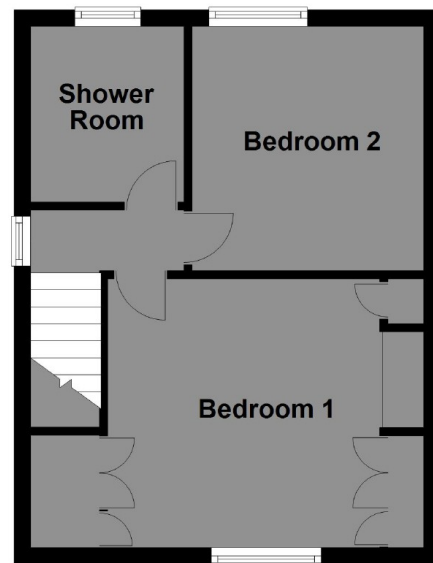
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.