



**40 BLAITHROYD LANE  
SOUTHOWRAM  
HALIFAX  
HX3 9PS**

A room with a view? Here we have a whole house with a view! And what a view. We've heard this described as the best view in Calderdale. Come and see for yourself; you're sure to love it. The house and gardens can't be ignored, though, either. The front garden is simply lovely, a nice seating area surrounded by shrubs and plants, and the rear is quite private and provides not just a family garden but another seating area for you to enjoy a glass or cup of something nice whilst enjoying the views and watching the weather rolling in. Inside the house we have an entrance lobby, a lovely lounge, a separate dining room and a nicely fitted kitchen. Upstairs there are three bedrooms and a bathroom off a landing, the two larger bedrooms fitted with wardrobes, and of course all rooms to that side of the house enjoy those views. Gas central heating and uPVC double glazing have been installed, too, and let's not overlook the parking space on the driveway or the garage to the side. All in all we think this is a lovely family home, and we're sure you will too.

**OFFERS IN EXCESS OF £150,000**

## ENTRANCE LOBBY

### LOUNGE

4.30 x 4.02 narrowing to 3.62 (14'1" x 13'2" narrowing to 11'11")

A feature fireplace houses a coal effect living flame style gas fire, and the large window takes in those wonderful views.



### DINING ROOM

2.90 x 2.66 (9'6" x 8'9")

A nice sized dining room, separated from the lounge by an arch and with a wall mounted gas fire.



### KITCHEN

2.83 x 2.20 (9'3" x 7'3")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds and incorporating a sink unit and integrated four ring gas hob, canopy hood and electric oven.



## FIRST FLOOR LANDING

### BEDROOM ONE

4.14 x 3.10 (13'7" x 10'2")

With a range of fitted wardrobes and those wonderful, far reaching views.



### BEDROOM TWO

3.13 x 3.12 (10'3" x 10'3")

With a range of fitted wardrobes.



### BEDROOM THREE

1.82 x 2.28 lengthening to 3.02 (6'0" x 7'6" lengthening to 9'11")

With a storage cupboard fitted above the staircase.





## BATHROOM

With a three piece grey suite consisting of a low level WC, a wash basin and a panelled bath which has an electric shower unit to a shower screen. Walls are mainly tiled, with one wall being panelled, and there is a useful cabinet over the wash basin.



## OUTSIDE

The real features of the property are the gardens and the views. The front garden really is surprising, the paved patio surrounded by shrubs and plants. The rear sees a patio seating area where you can enjoy a glass or cup of your favourite beverage whilst taking in those breathtaking views and watching the weather rolling in. The lower garden is mainly laid to lawn, on two levels, surrounded by shrubs.



## GARAGE

4.53 x 2.29 (14'10" x 7'6")

Approached from a driveway which provides a nice

parking space for a car, and with an up and over door, light and power and a window to the rear.

## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council Tax Band: B.

## DIRECTIONS

Leave Halifax town centre following the signs for the A58 towards Leeds and Bradford, rising at New Bank and bearing right into Beacon Hill Road towards Southowram. At the top of the hill turn hard right into Southowram Bank and descend down the hill for short while before turning left into Blaithey Lane. The property is then along on the right. Postcode: HX3 9PS.

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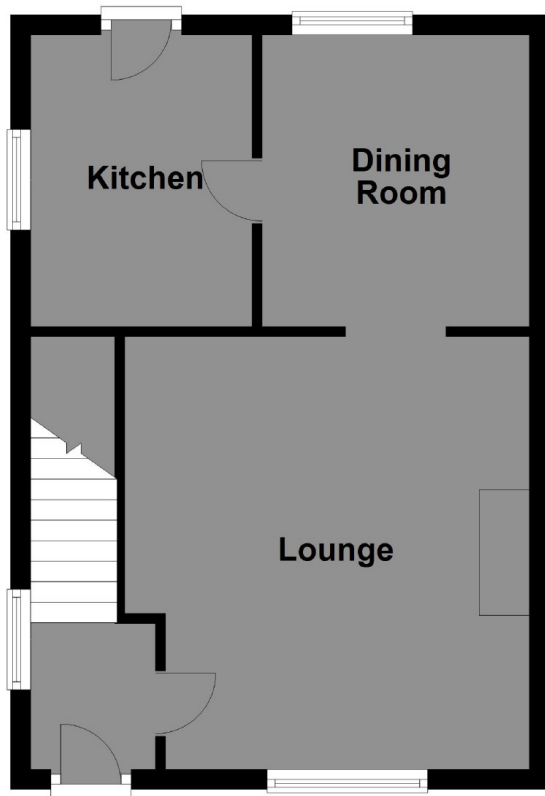
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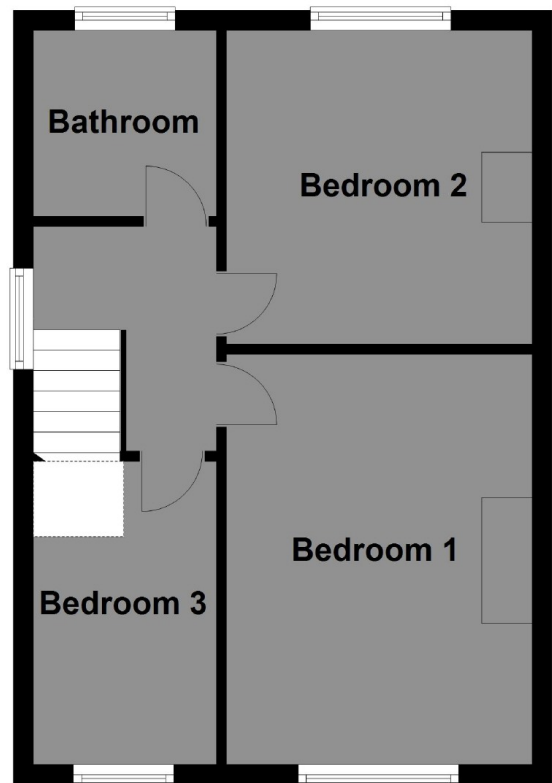
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



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