



**32 PLANE TREE NEST LANE
TRIMMINGHAM
HALIFAX
HX2 7PL**

Are you looking for your first home? Do you have children and need access to local schools? Or are you a landlord looking for an addition to your buy to let portfolio? This traditional stone built house could be just the home you're looking for. The view to the front is beautiful, a real feature and the reason we love the house. It's a bit quieter, here, too, an elevated position with an enclosed patio at the rear and a south facing lawned garden at the front. The house offers good sized two bedroomed accommodation and there's uPVC double glazing and gas central heating. There's a useful cellar, a lovely living room, a kitchen which runs along the back of the house, a landing, two good bedrooms and a family bathroom. It's just round the corner from the school on Warley Road, the shops at King Cross are not far away, and access into Halifax or further afield via bus or car is convenient from here. All in all this is one not to be missed.

£120,000

ENTRANCE LOBBY

LOUNGE

13'5" x 12'5" (4.09m x 3.78m)

A stove style electric fire is set to a hearth, within a fire surround, and there is coving to the ceiling.



DINING KITCHEN

15'3" x 5'7" (4.65m x 1.70m)

Fitted with a range of base and wall units with complementing work surfaces to tiled surrounds, incorporating a sink unit with mixer tap and integrated appliances consisting of a four burner gas hob to canopy hood and an electric oven.



FIRST FLOOR LANDING

BEDROOM ONE

15'1" x 9'11" (4.60m x 3.02m)

A good sized double room with space for wardrobes, drawers etc. There's that fabulous view across to the hillside, too.



BEDROOM TWO

9'3" x 6'11" (2.82m x 2.11m)

A nice second bedroom.



BATHROOM

Fitted with a three piece suite consisting of a low level WC, a wash basin and a bath with a shower unit to shower screen and part tiled walls.

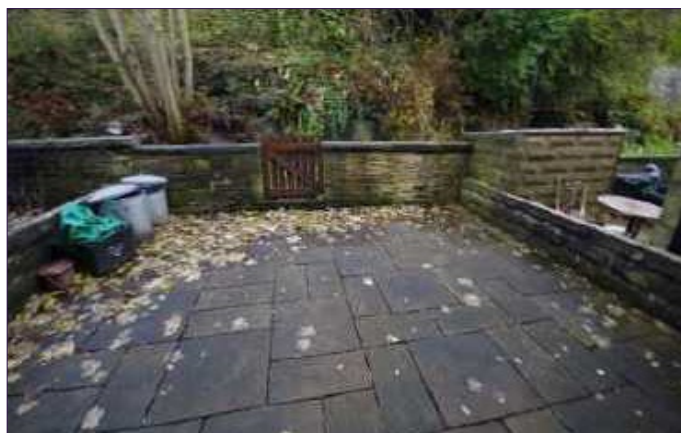


CELLAR

A useful storage cellar.

OUTSIDE

There's a south facing lawned garden at the front and an enclosed, paved patio at the rear.





ADDITIONAL INFORMATION

Tenure: Freehold.
 Calderdale Council.
 Council Tax Band: A.

DIRECTIONS

Leave Halifax along King Cross Street, merging on the right with King Cross Road and Aachen Way. At the King Cross traffic lights take the A646 Burnley Road and turn immediately right at the next set of traffic lights into Warley Road. After approximately 200 metres turn left into Plane Tree Nest Lane, and number 32 can be found on the right hand side.
 Postcode: HX2 7PL.

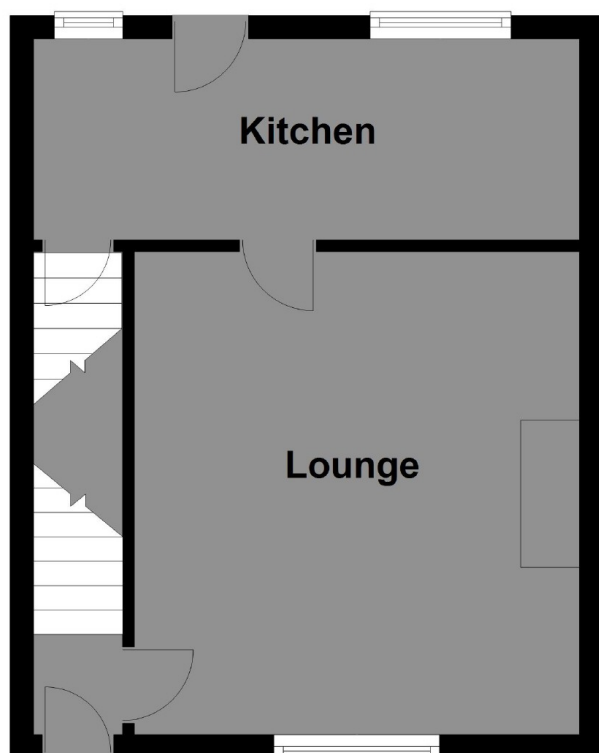
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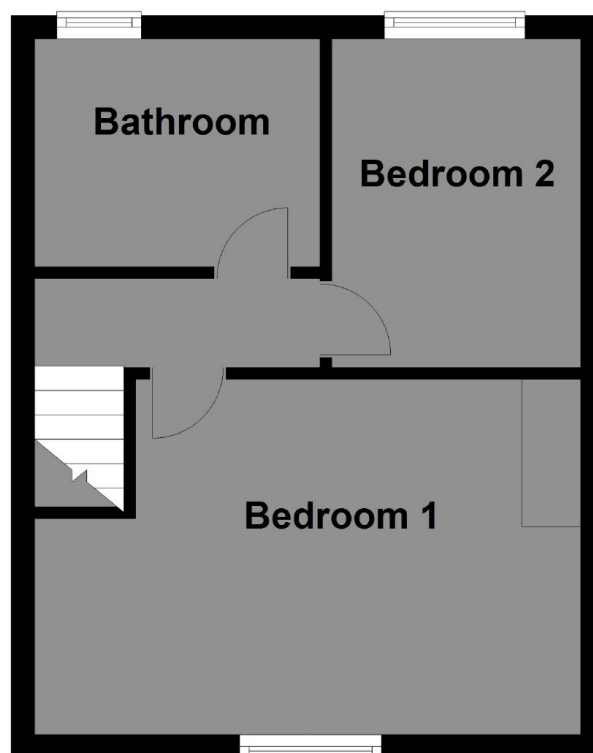
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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HX2 7PL

Ground Floor



First Floor



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