



4 Occupation Lane, Halifax, HX2 9RH

£195,000

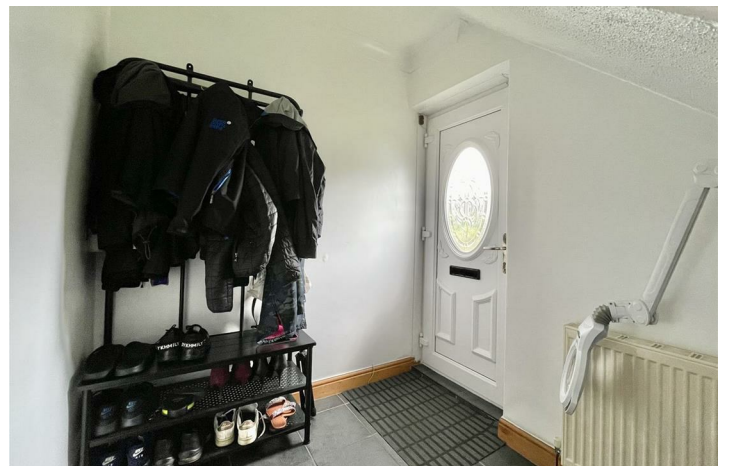
- FOUR BEDROOM SEMI DETACHED
- LARGE REAR GARDEN
- ELECTRIC CAR CHARGE POINT
- UTILITY ROOM
- GAS CENTRAL HEATING
- EX-LOCAL AUTHORITY
- OFF-ROAD PARKING
- GROUND FLOOR WC
- DECEPTIVELY SPACIOUS
- POPULAR LOCATION

4 Occupation Lane, Halifax HX2 9RH

**** SPACIOUS FOUR BEDROOM SEMI-DETACHED ** LARGE PLOT ** DRIVEWAY & ELECTRIC CAR CHARGE POINT ** UTILITY ROOM **** Bronte Estates are pleased to offer for sale this ex-local authority property in HX2. With a large rear garden, off-road parking, ground floor WC, Gas CH and UPVC DG, and offering 'ready to move in' accommodation. Located close to good schools, amenities and transport links. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Utility Room, WC and to the first floor - four Bedrooms, Landing and a family Bathroom. Early viewing is advised.



Council Tax Band: A



Entrance Hall

Open stairs lead off to the first floor, tiled floor, door to the dining kitchen and a central heating radiator.

Lounge

16'5 x 11'8

Windows to both the front and rear elevations, laminate flooring, gas fire and surround plus a central heating radiator.

Dining Kitchen

13'8 x 9'2

Fitted kitchen with base and wall units, laminated working surfaces and splashback tiling. Stainless steel bowl sink with mixer tap, oven, hob and an integrated fridge freezer. There two windows to the rear elevation, a tiled floor and a central heating radiator.

Utility Room

11'2 x 6'1

Tiled floor, central heating radiator and a door to the side elevation.

WC

Low flush WC accessed from the garden.

First Floor

Landing area with a window to the front elevation, loft access and a doors off to all bedrooms and bathroom.

Bedroom One

10'9 x 10'7

Window to the rear elevation and a central heating radiator.

Bedroom Two

10'1 x 8'0

Window to the rear elevation, fitted wardrobes and a central heating radiator.

Bedroom Three

11'1 x 6'7

Window to the rear elevation, fitted wardrobes and a central heating radiator.

Bedroom Four

8'2 x 8'0

Window to the front elevation, fitted wardrobes and a central heating radiator.

Bathroom

The fully tiled bathroom comprises of a corner shower cubicle, wash basin with vanity unit and a low flush WC. Window to the side elevation and a central heating radiator.

Loft

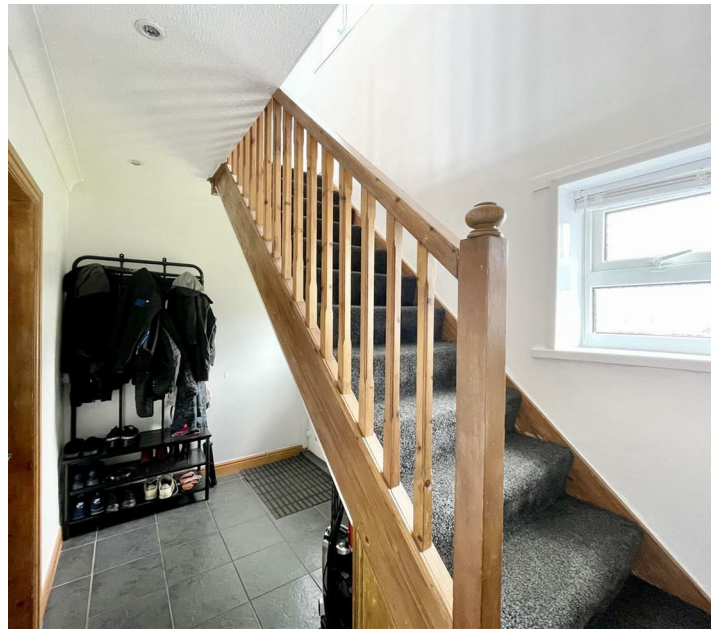
Boarded loft providing further storage.

External

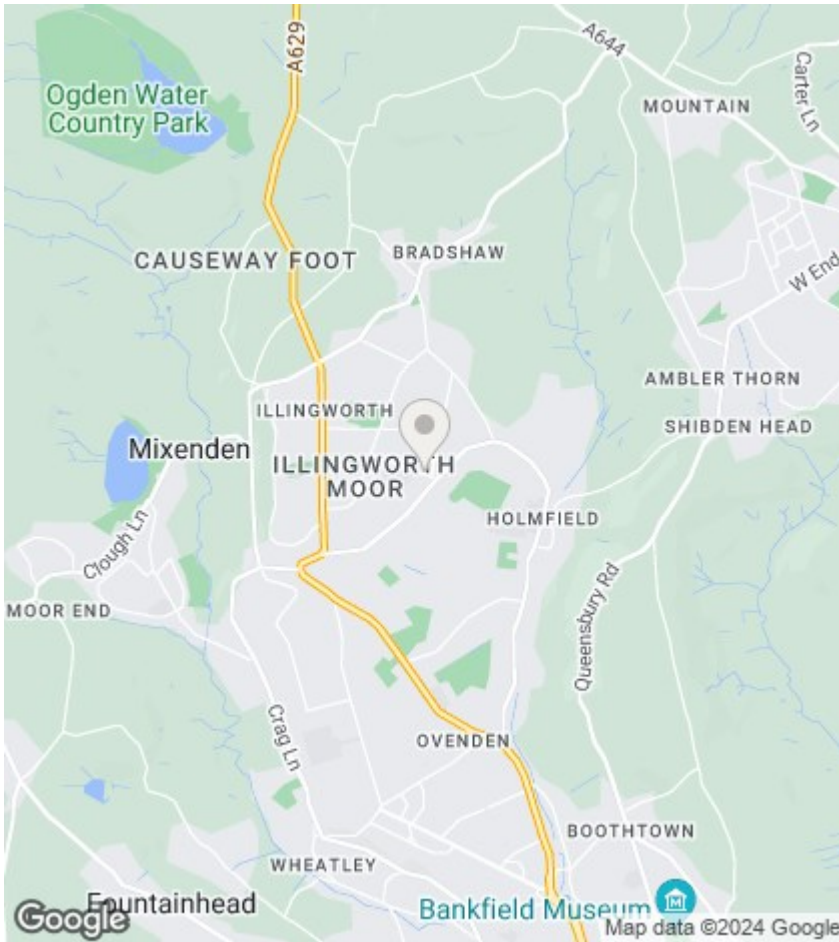
To the front of the property is an open plan lawn and two off-road parking spaces with an electric car charging point. To the rear is a large enclosed garden, mainly laid to lawn, with paved area, decking and mature shrubs and trees. There is also a large, substantial garden shed.

Solar Panels

The property has solar panels on a rental agreement that provide reduced price electric. The agreement is with a company is called 'A Shade Greener'.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

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