



## 66 Heath Lea

Halifax, HX1 2DA

£1,300 PCM





**Summary:**

New to the market, located in a quiet residential area, is this detached property situated in an ideal location close to Halifax town centre. Offering spacious accommodation set over two floors including lounge, dining area and open plan kitchen and utility set to the ground floor. To the first floor; a house bathroom and four bedrooms, with the master bedroom benefitting from an en-suite shower room. There is also the addition of a double garage. An internal inspection is highly recommended as the property is available immediately subject to processing of satisfactory references.

**Location:**

Located in a highly sought after residential, popular for the ease of access to local amenities and in walking distance to Halifax town centre benefiting from a range of social activities to include the ever popular The Piece Hall, Vue cinema, bowling, and Victoria theatre. This apartment also has great access to commuter links including bus, taxi and train.

**Accommodation:**

Internally the property has tasteful features throughout, with the ground floor comprising a spacious open plan kitchen, with grey laminate effect vinyl flooring throughout and a double glazed patio door leading out to the rear garden, the kitchen briefly comprises; integrated double oven, four ring hob with over head extractor hood, undercounter fridge and freezer and ample storage with a range of base, drawer and wall units. The dining area can also be used as an office space, with adjoining double doors leading through to the lounge. The ground floor also benefits from having a WC, and a utility room adjoining the kitchen briefly comprising; grey marble effect roll top work surface, under worktop plumbing for washing machine, cupboard storage, door leading into the garage and an external door leading out to the side of the property.

Leading up to the first floor there is the house bathroom benefiting from a low flush WC, panelled bath, shower cubical with a wall mounted mains fed shower and a double size sink with ample under unit storage. To the front elevation is the double master bedroom benefiting from fitted wardrobe space along one full elevation, and the addition of an en-suite shower room briefly comprising; sink basin with under unit storage, WC, shower cubical with a wall mounted mains fed shower and grey laminate effect vinyl flooring. Also to the front elevation is the fourth bedroom. To the rear elevation, is the second and third bedroom benefiting from fitted wardrobes.

Externally, the property has a drive way which would provide parking for two vehicles, with a sizable garden to the rear, and a small paved area with a good size lawn. Around the edge of the greenery is a well kept hedge providing a favourable amount of privacy. The double garage provides space for two vehicles, but can also be used as extra storage space with the addition of an electric car charging point.

Council tax band: E  
 EPC rating: D  
 Deposit: £1,500



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