



16 Exley Bank, Halifax, HX3 9LH

£159,000

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This charming two-bedroom end-of-terrace house features a generous lounge, a modern kitchen, a family bathroom, and ample parking. With a courtyard perfect for outdoor entertainment and a secluded setting, it offers a delightful living experience.



Council Tax Band: A



Now on the market, this two-bedroom end-of-terrace property offers spacious living areas, a well-equipped kitchen, and generous bedrooms. Situated in a private setting with ample parking and a courtyard, it combines modern convenience with comfortable living. Previous planning permission to the side of the property.

Ground Floor

Lounge: A generous space featuring a cozy log-burning fireplace, a front-facing window, and ample room for a lounge suite. The lounge provides direct access to the kitchen and has stairs leading to the first floor.

Kitchen: Equipped with a range of modern wall and base units, integrating appliances such as an oven, induction hob, extractor fan, microwave, and a sink with tap and drainer. The kitchen includes a rear-facing window, wooden flooring, and a tiled splashback.

First Floor

Bedroom 1: A spacious double bedroom with a front-facing window, carpet flooring, a radiator, and ample room for a double bed and bedroom furniture.

Bedroom 2: Offers a side-facing window, carpet flooring, a radiator, and space for a single bed and wardrobes.

Family Bathroom: Comprises a panelled bath with a shower above, WC, hand wash basin, and an obscured rear-facing window.

Airing Cupboard: Provides additional storage space.

Exterior

Parking: Ample parking available for multiple vehicles.

Courtyard: Features a well-maintained courtyard suitable for outdoor furniture and entertainment. The property is set back from the road, surrounded by quality fencing and greenery, offering a private and peaceful outdoor area.

This semi-detached home blends modern amenities with generous living spaces, making it an ideal choice for those seeking both comfort and functionality in a private setting.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





