



## 48 Crag Lane, Halifax, HX2 8TZ

£300,000



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This charming family home seamlessly blends modern amenities with spacious living areas, making it the perfect choice for those seeking comfort, convenience, and ample space for entertaining.



Council Tax Band: D



#### Entrance:

Welcome to your new home, featuring a private drive with ample space for multiple cars. The entrance provides generous room for shoes and coats, ensuring a tidy and organized foyer.

#### Kitchen:

Experience culinary delight in the fully fitted G-shaped kitchen, boasting a range of low-level and high-storage cupboards and units. Integrated appliances include an oven, washing machine, four-ring gas hob, and extractor unit. There's also plenty of space for an American-style fridge freezer.

#### Dining Room:

The expansive dining room can comfortably accommodate a large dining table and a range of chairs. There is ample room for free-standing furniture and sideboards, perfect for hosting family gatherings and dinner parties.

#### Lounge:

Relax in the spacious lounge, offering versatility for various sofa arrangements, free-standing lounge furniture, and a media cabinet. Enjoy the warmth and ambiance of the fully functional gas fire and mantelpiece.

#### Living Room:

Currently home to a full-length snooker table, which can be included with the property upon request, this multi-functional living area offers space for seating arrangements and a media unit. Entertain guests with the built-in bar and stools.

#### Conservatories:

Enjoy abundant natural light in the two conservatories located on each side of the property. These serene spaces are perfect for reading, relaxation, or office work.

#### House Bathroom:

Modern bathroom featuring a bar-mixer shower, vanity sink, and low-level flush

toilet.

#### First Floor Landing:

Provides access to bedrooms one, two, and en-suite.

#### Bedroom One:

A cozy double bedroom with views to the rear of the property, offering space for free-standing bedroom furniture.

#### Principal Room:

A spacious double bedroom accommodating a large double bed, bedside tables, and free-standing bedroom furniture. The large front-facing window offers views of the drive. The en-suite includes a toilet, shower, and sink.

#### Garden:

Enjoy the wrap-around lawn with established trees and hedgerows, providing additional privacy. The patio seating area is perfect for outdoor furniture and entertaining.

#### Garage & Parking:

Private parking on the drive with space for multiple cars, leading to two separate single garages with electric shutters.

#### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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.









