



Hazeldene, 17 Kell Lane, Stump Cross, Halifax, HX3 7AY
£320,000

A splendid **THREE BEDROOM** semi detached family home set over three floors with breathtaking views over the Shibden Valley. This well presented property benefits from convenient access to local amenities including excellent schools and an award winning public house and boasts spacious room sizes, fantastic location and off road parking.

Hamilton Bower are delighted to offer for sale this mature three bedroom semi detached property which is ideally situated to take advantage of the well connected road links and stunning aspect with views across the Shibden Valley. Internal viewing is vital to appreciate all this family home has to offer. Set over three floors, the property has an off road parking spot to the front with steps that lead down to the side door to access the hallway. Off the hallway there is a lounge with balcony which looks over the stunning valley and a third bedroom/sitting room. The lower ground floor has a generously sized dining kitchen with play area and store room. To the top floor there are two double bedrooms and a house bathroom. Externally there is a large garden with patio, decking and extensive lawn.

EPC RATING - E

COUNCIL TAX BAND - C

LOWER GROUND FLOOR

DINING KITCHEN

Fitted with a range of modern wall and base units and work surface over with integrated double electric oven, ceramic hob, extractor and feature stone lintel over. Further integrated appliances include a fridge and dishwasher. There are three double glazed windows, door to the rear, central heating radiator and vinyl flooring. The space is open to the play area/study.

PLAY AREA/STUDY

Currently utilised as a play area for children, the space could be used for a variety of purposes. Vinyl flooring, double glazed window and central heating radiator.

STORE

Useful cellar type storage space.

GROUND FLOOR

ENTRANCE HALLWAY

Accessed via a door to the side elevation

LOUNGE

A stunning main reception space with breathtaking views across the Valley from the large double glazed sliding doors. Central heating radiator and stunning feature fire place.

BALCONY

Located off the lounge and taking advantage of the views, a lovely vantage point to enjoy the outside space.

BEDROOM THREE

Currently used as study, the room would make an ideal third double bedroom and has fitted storage, double glazed window and a central heating radiator.

FIRST FLOOR

LANDING

Central heating radiator and loft access.

BEDROOM ONE

Double bedroom to the rear elevation with magnificent views, original fireplace, stripped wood flooring, double glazed window and central heating radiator.

BEDROOM TWO


Double bedroom with a central heating radiator, fitted storage and double glazed window.

BATHROOM

Modern fitted three piece bathroom suite in white comprising of a low flush WC, hand wash basin and bath with shower and screen over. Double glazed window, heated towel rail and tiled flooring.

EXTERNAL

To the front of the property there is an off road parking space. To the rear an extending, split level garden with mature plants, trees and shrubs with lawn, patio and decking areas. In addition there is an outdoor WC and garden shed.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 