



8a Field View, Halifax, HX3 5LT
Asking Price £185,000

A splendid THREE BEDROOM DETACHED family home ideally located on a pleasant cul-de-sac in Halifax. The property sits in an elevated position and benefits from generously sized rooms, good size gardens and off road parking.

COUNCIL TAX BAND - C

EPC RATING - C

A well presented detached home which would be ideal for the growing family given its excellent layout, low maintenance gardens and cul-de-sac position. The property is well located with good transport links to the nearby Halifax Town Centre with its numerous amenities, the well renowned Piece Hall and train station. Internal viewing is essential to appreciate all that is on offer at this gem of a property.

rear and to the side a patio and artificially turfed space providing a safe and private area for children to play and enjoy the outdoors.

GROUND FLOOR

ENTRANCE HALLWAY

Welcoming and light entrance area with a double glazed window, LVT flooring and a central heating radiator.

WC

Ground floor cloakroom fitted with a low flush W.c and a hand wash basin. Tiled flooring, double glazed window and a central heating radiator.

DINING KITCHEN

Fabulous dining kitchen space the real hub of this family home. Fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. There is an integrated double electric oven with five ring gas hob and extractor fan over. There is plumbing for both a washing machine and a dishwasher and a useful understairs storage cupboard. The room is finished with LVT flooring, a central heating radiator, double glazed window and French Doors opening to the patio to the side elevation.

LOUNGE

Spacious main reception room with French Doors opening to the rear garden. Feature gas fire with decorative surround and a central heating radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

To the front elevation with a double glazed window and a central heating radiator.

BEDROOM

To the rear elevation with a double glazed window and a central heating radiator.

BEDROOM

A good size third bedroom, to the rear elevation with a double glazed window and a central heating radiator.

BATHROOM

Modern fitted bathroom suite in white comprising of a low flush W.c, hand wash basin and bath with shower over. Double glazed window, tiled flooring and a central heating radiator.

EXTERNAL

To the front of the property an area of established plants and shrubs and a drive way providing off road parking. To the side and rear low maintenance gardens with raised planters to the

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