



8 Staups Lane, Stump Cross, Halifax, West Yorkshire, HX3 7AB Asking Price £200,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this well-presented EXTENDED TWO BEDROOM PROPERTY located in Shibden, Halifax - HX3. With an open-plan dining kitchen, well-presented garden to the rear, and within close proximity to local schools, we expect this property to be popular with first-time buyers seeking a home in the area. Internally comprising; entrance, lounge, dining kitchen, WC, two double bedrooms, bathroom and loft. Externally the property has a lawned garden to the rear, and a low-maintenance garden to the front. The property benefits from gas central heating (boiler two years old and annually serviced) and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Open-plan dining kitchen to the rear of the property with accompanying WC.

The kitchen is fitted with a range of a matching units with complementary worktops and splashbacks.

Appliances - electric hob with overhead extractor, dishwasher, fridge/freezer, oven/grill, washing machine, dryer, sink with drainer.

The room offers access to the rear garden and ample room for a family dining table with chairs.

Lounge



Spacious lounge to the front of the property with laminate flooring throughout.

With a coal-effect central gas fireplace (serviced July 25) and ample room for a large suite.

WC



Ground floor WC with wash basin and frosted window to the rear.

FIRST FLOOR

Bedroom



Good-sized double bedroom with a view to the front of the

property.

With fitted wardrobes into the alcove and space for a double bed with side tables and dressing furniture.

Bedroom



Second bedroom, a further double with a view to the rear of the property.

With ample room for a double bed with side tables and wardrobes.

Bathroom



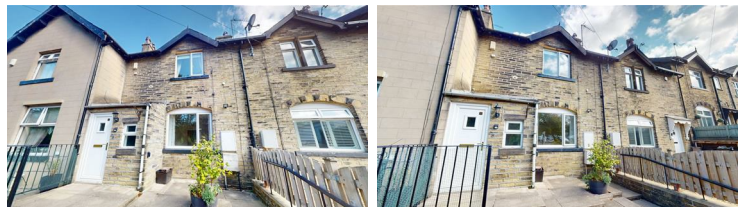
Tiled bathroom to the rear of the first floor with frosted window.

Fitted with a matching white three-piece suite - walk-in shower, wash basin, WC and chrome towel rail.

Loft

Loft accessible from the first floor second bedroom with pull-down ladder/steps - offering ideal storage space for this property.

EXTERNAL



Rear



Well-presented garden to the rear of the property offering an ideal sun-trap.

With a patio area to the rear, garden shed, central lawn and boundary fencing.

Front



Low-maintenance garden to the front of the property with gated access and railed steps from Staups Lane.

Offering an ideal space for outdoor seating with boundary pebbles and fencing.

