



2 Crossleys Buildings, Halifax, HX3 9PY Asking Price £389,950

HAMILTON BOWER are pleased to offer FOR SALE this EXTENDED STONE BUILT THREE BEDROOM SEMI-DETACHED PROPERTY with off-street parking located in Halifax - HX3 9. With a large private plot offering far-reaching views, an external office building, and generous room proportions throughout, we expect this property to be popular with a range of prospective buyers.

Internally comprising; entrance porch, dining kitchen, dining lounge, ground floor WC, master bedroom with Juliet balcony, another double bedroom and a single, four-piece bathroom and loft. Externally the property has a large corner plot offering parking for at least four cars, an external office building, low-maintenance gardens, and a decking area offering an ideal space for outdoor seating.

The property benefits from gas central heating and double glazing throughout, lovely character features and charm, far-reaching views over Halifax, and is within close proximity to local amenities, schools and commuter links.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen

18'0" x 14'7" (5.51m x 4.46m)



Spacious open-plan dining kitchen with tiled flooring and access through to the dining kitchen, WC and first floor staircase. The kitchen offers a view to the front of the property and has a range of units with complementary wood worktops. With free-standing furniture and appliances - fridge/freezer, inset range cooker with overhead extractor, double Belfast sink with mixer tap, wine cooler and boiler. The room offers ample room for a family dining table, or a fitted breakfast bar/central island to be installed.

Lounge/Reception

29'0" x 12'4" (8.84m x 3.77m)



Spacious lounge/reception room through to the side extension of the property with tiled flooring throughout. With double doors out to the garden, ceiling spotlights and ample room for a large suite and family dining table.

WC



Ground floor WC with sliding door and storage leading off from the dining kitchen. With tiled flooring, WC, wash basin and towel rail.

Entrance Porch

Entrance porch to the front of the property with access through to the dining kitchen - offering an ideal space for coats and shoes storage.

FIRST FLOOR

Primary Bedroom

18'1" x 12'11" (5.52m x 3.95m)



Generous primary bedroom offering great natural light and a Juliet balcony to the front offering an ideal view point. With a fitted air conditioning unit and offering ample room for a large bed with side tables and wardrobes.

Bedroom

12'0" x 11'8" (3.67m x 3.58m)



Second bedroom, a further double bedroom with a view to the front of the property. Offering ample room for a double bed with side tables and wardrobes.

Bedroom

5'8" x 5'9" (1.74m x 1.76m)



Third bedroom, a single room with a view to the front of the property - ideal for a child's bedroom or home office.

Bathroom

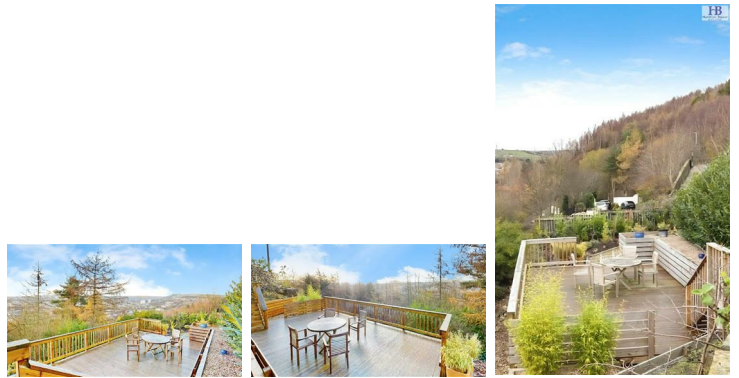


Generous house bathroom with wood flooring and four-piece suite - steam shower with body jets, free-standing tub bath with shower attachment, WC, wash basin and heated towel rail.

EXTERNAL

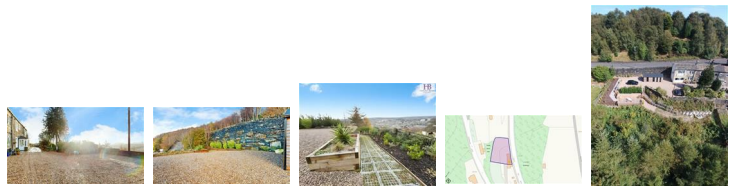


Decking



Fitted decking to the lower tier of the garden creating a private seating area ideal for entertaining and enjoying the view.

Plot



The property benefits from a generous plot which extends out to the side and front of the property. Incorporating a large driveway to two sides, decking area, potted plants and mature trees, and a sloped area leading down to the property boundary.

View



Outbuilding



Recently added outbuilding to the property, wooden clad with windows to the front. Offering an ideal space for a home office, garden room, or potentially space to be used for a home business. Fitted with power and lighting, and split into two sections currently used as office and storage.

