



Plane Tree Nest Lane, Trimmingham Halifax HX2 7PL



welcome to

Plane Tree Nest Lane, Trimmingham Halifax

Situated in a popular location is this four bedroom semi-detached property, offering excellent family accommodation and benefitting from stunning views, front and rear gardens & a garage. Spacious, central heated and double glazed throughout. Contact us now to book a viewing!



Entrance Porch

Entrance porch with tiled flooring that provides access to the entrance hall and the utility room.

Entrance Hall

The entrance hall provides access to the lounge, kitchen, dining room and balcony. With a central heating radiator, ceiling light point and wood flooring.

Lounge

22' 10" x 12' 1" (6.96m x 3.68m)

Spacious lounge boasting a stone fire place and a coal fire. There is a wood double glazed window to the rear elevation, ceiling light point and carpeted flooring. There is ample space for furniture and the lounge benefits lovely views.

Dining Room

14' 10" x 12' 4" (4.52m x 3.76m)

The dining room has an open fire with a surrounding fire place and benefits lovely views. With a central heating radiator, ceiling light and a double glazed window to the rear elevation. The dining room itself has carpeted flooring.

Kitchen

12' 2" x 7' 2" (3.71m x 2.18m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap and tiled splashbacks. There are eight spot lights, a central heating radiator, an integrated fridge and a wood double glazed window to the front elevation. The kitchen itself has wood laminate flooring.

Utility Room

7' 5" x 6' 10" (2.26m x 2.08m)

A handy & practical utility room with a farm house sink and wall & base units. With a ceiling light point, a double glazed window to the front elevation and tiled flooring.

First Floor Landing

With a double glazed window to the front elevation,

ceiling light point and a central heating radiator. There is a French door which provides access to the balcony.

Balcony

The balcony is accessed from the first floor landing and provides lovely views overlooking the valley.

Bedroom One

14' 1" x 12' (4.29m x 3.66m)

A double bedroom with a double glazed window to the rear elevation, ceiling light point and a central heating radiator. The bedroom has carpeted flooring and ample space for furniture.

Bedroom Two

14' 11" x 12' 5" (4.55m x 3.78m)

Double bedroom benefitting from fitted wardrobes with a central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom itself has carpeted flooring and space for standing furniture.

Bedroom Three

11' 4" x 10' 7" (3.45m x 3.23m)

Located on the second floor, a double bedroom with a ceiling light point, floor boards and a double glazed window to the rear elevation.

Bedroom Four

10' 10" x 7' 3" (3.30m x 2.21m)

With a wood double glazed window to the front elevation, ceiling light point and a central heating radiator. The bedroom benefits from fitted wardrobes and has carpeted flooring.

Family Bathroom

The family bathroom comprises of a low flush w/c, wash hand basin, a panelled bath & an electric shower. There are two ceiling light points, a central heating radiator and the bathroom has tiled walls and wood laminate flooring.

Shower Room

A shower room which comprises of a shower cubicle,

ceiling light point and a wood double glazed window to the front elevation. The shower room is fully tiled.

W/c Room

Located on the ground floor, a w/c room which comprises of a low flush w/c, a bidet, wash hand basin and two spotlights. The w/c room is fully tiled.

Additional Room

15' 2" x 3' 9" (4.62m x 1.14m)

Located on the second floor, an additional room with a wood velux window and brickwall.

Cellar Room

12' 5" x 14' 5" (3.78m x 4.39m)

The cellar room has a double glazed window to the rear elevation, ceiling light point and concrete floor. With working electricity and great for extra storage space.

Externally

Externally, to the front of the property is a flagged garden which has flower beds and to the rear of the property is a garden which is set out over five tiers which is lawned with flower beds and trees. The gardens would be great for enjoying the summer months.

Outbuilding

Garage with a wood door. The garage does not have power supply.



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- ****GUIDE PRICE £230,000 - £240,000****
- FRONT & REAR GARDENS
- BALCONY
- GREAT FAMILY HOME
- VIEWS

Tenure: Freehold EPC Rating: E

guide price

£230,000 - £240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX112404 - 0015

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