





# welcome to

# **Crossley Hill, Halifax**

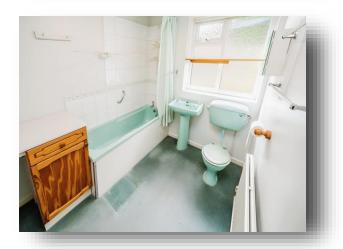
Offered with no onward chain is this three bedroom detached property which offers excellent family spacious living accommodation within close proximity to local amenities & the Calderdale Royal Hospital. The property does require full modernisation throughout. Contact us to view!













#### **Entrance Hall**

Enter the property through a wood door to the front elevation into the entrance hall where there is carpeted flooring. The entrance hall provides access to the lounge.

## Lounge

21' 9" x 13' 8" ( 6.63m x 4.17m )

Spacious lounge with a double glazed window to the front & side elevation, two central heating radiators and two ceiling light points. The lounge has carpeted flooring and provides ample space for free standing furniture.

#### **Kitchen**

11' 8" x 8' 9" ( 3.56m x 2.67m )

With wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer. There is a double glazed window and a uPVC door to the rear elevation which leads to the storage room and rear garden. Ceiling light point, central heating radiator and the kitchen itself has vinyl flooring.

#### **Additional Room**

17' 6" x 8' 1" ( 5.33m x 2.46m )

Additional room with carpeted flooring, double glazed windows to the front, side & rear elevation, two central heating radiators, three wall lights and carpeted flooring.

#### **Bedroom Two**

12' 7" x 8' 9" ( 3.84m x 2.67m )

Double bedroom with carpeted flooring, ceiling light point, central heating radiator and a double glazed window to the rear elevation. The bedroom benefits from fitted wardrobes.

#### **Bedroom Three**

12' 2" x 9' 8" ( 3.71m x 2.95m )

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

#### **Bedroom Four**

11' 11" x 9' 6" ( 3.63m x 2.90m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and central heating radiator. The bedroom itself has carpeted flooring.

#### **House Bathroom**

The house bathroom comprises of a low level w/c, wash hand basin and a panelled bath with a shower over. There is a double glazed window to the rear elevation, ceiling light point and carpeted flooring.

#### W/c Room

Located on the ground floor is a w/c room which comprises of low flush w/c, wash hand basin, ceiling light point and a double glazed window to the side elevation. The bathroom itself has carpeted flooring.

### Externally

To the front of the property there is a driveway providing off street parking and lawn with flowerbeds. To the rear of the property is a tiered garden.





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# **Crossley Hill, Halifax**

- \*\*OFFERS OVER £250,000\*\*
- **DETACHED PROPERTY**
- GARAGE & OFF STREET PARKING
- NO ONWARD CHAIN
- MODERNISATION REQUIRED

Tenure: Freehold EPC Rating: D

offers over

£250,000









Please note the marker reflects the postcode not the actual property

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