



**Crossley Hill, Halifax HX3 0PL**

**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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welcome to

## 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**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, coverings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or omission. All parties must rely on their own inspection.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX112898 - 0007

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