



**Trimmingham Lane, Halifax HX2 7PT**



**welcome to**

**Trimmingham Lane, Halifax**

A three/four bedroom semi-detached family home situated in the highly popular location of Trimmingham. Benefitting from a Driveway, Large rear garden with Stunning Views, Conservatory and Study room! This property would make the perfect family home so call us now to book your viewing!



### **Entrance Hall**

Entrance hall with carpeted flooring, ceiling light point, gas central heating radiator and two wall lights.

### **Study**

9' 5" x 9' 3" ( 2.87m x 2.82m )

Study with lovely views, carpeted flooring, double glazed window to the rear and side, gas central heating radiator and ceiling light point.

### **Lounge**

13' x 13' 2" ( 3.96m x 4.01m )

With carpeted flooring, gas fire set in fireplace, three wall lights, ceiling light point, gas central heating radiator and UPVC sliding door that leads to the conservatory.

### **Kitchen**

13' x 18' ( 3.96m x 5.49m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, integrated microwave and dishwasher, gas hob, six ceiling spot lights, laminate flooring, double glazed window to the front and side, wood door to the front and gas central heating radiator.

### **Conservatory**

11' 11" max x 7' 7" max ( 3.63m max x 2.31m max )

Conservatory with panoramic views, carpeted flooring, ceiling light points, gas central heating radiator and UPVC sliding doors to the rear.

### **Landing**

With carpeted flooring, double glazed window to the side, ceiling light point and provides access to the loft.

### **Bedroom One**

12' 10" x 9' 11" ( 3.91m x 3.02m )

With carpeted flooring, ceiling light point, double glazed window to the rear that provides panoramic views, gas central heating radiator, two wall lights and fitted wardrobes.

### **Bedroom Two**

14' 2" max x 11' 3" max ( 4.32m max x 3.43m max )

With carpeted flooring, wash hand basin, ceiling light point, double glazed window to the front and gas central heating radiator.

### **Bedroom Three**

8' 2" x 6' 8" ( 2.49m x 2.03m )

With carpeted flooring, fitted wardrobes, ceiling light point, double glazed window to the rear and gas central heating radiator.

### **Bathroom**

A three piece bathroom suite comprises of panelled bath with shower over, wash hand basin, low level w/c, tiled walls and floor, three ceiling spot lights, double glazed window to the front and gas central heating radiator.

### **Basement/4th Bedroom**

26' 1" max x 11' 5" max ( 7.95m max x 3.48m max )

Tanked cellar with carpeted flooring, eight ceiling spot lights, gas central heating radiator, sink, plumbing for washing machine and UPVC door to the rear. This is an ideal 4th bedroom but has had a life as a Gym and Sauna, a work from home office and study and a workshop.

### **Outside**

Externally the property benefits from a Driveway to the front of the property for two cars with a large storage area underneath with electric & lighting which could be converted into a workshop/play area. There is a tiered garden to the rear comprising of a Paved and decked area, lawn and woodchip areas. The large garden is the perfect area for alfresco dining and sitting out and enjoying the summer months and the stunning views can be fully appreciated from the garden.



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welcome to

## Trimmingham Lane, Halifax

- THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- STUNNING VIEWS
- DRIVEWAY FOR TWO CARS & LARGE REAR GARDEN
- CONSERVATORY & STUDY ROOM
- BASEMENT/FOURTH BEDROOM

Tenure: Freehold EPC Rating: F

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113193 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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