



Trooper Lane, Halifax, HX3 9JB

welcome to

Trooper Lane, Halifax

A four bedroom semi-detached family home with Views. The property has been modernised and upgraded throughout by the current owners over the years and benefits from Four bedrooms, Utility, Spacious Kitchen Diner, Downstairs Wc, Shower room on the ground floor and Rear garden!



Ground Floor

Entrance

Enter the property through the composite front door into the entrance hall which has tiled flooring, central heating radiator and ceiling light points. Doors leading to lounge, bedroom three, shower room and Utility room. Stairs to the first floor and stairs to the lower ground floor.

Lounge

14' x 12' 6" max (4.27m x 3.81m max)

The spacious lounge benefits from solid wooden flooring, ceiling light point, upvc double glazed window to the front elevation, central heating radiator and the focal point of this room is the multi fuel burner set on the stone hearth with stone mantle surround.

Master bedroom

13' x 10' 6" to wardrobes (3.96m x 3.20m to wardrobes)

A double bedroom with solid wooden flooring, ceiling light point, upvc double glazed windows to the rear and fitted wardrobes.

Shower Room

The shower room has been fitted with a modern three piece suite comprising of a low level Wc, Wash hand basin and Wet room shower. The room has ceiling spot lights, tiled floor and walls, chrome central heated towel rail, Velux and upvc double glazed window to the side elevation.

Utility Room

6' 2" x 4' 9" (1.88m x 1.45m)

Space and plumbing for washing machine and dryer, ceiling spot lights and tiled flooring.

Lower Ground Floor

Kitchen

16' 6" max x 10' 3" (5.03m max x 3.12m)

The kitchen has been fitted with wall and base units with Granite work surfaces over. The kitchen has integrated microwave, dishwasher, sink and drainer with instant hot water tap, extractor fan and a Range cooker. The kitchen benefits from tiled flooring, ceiling spot lights, under floor heating, French doors to the rear garden, upvc double glazed window to the rear and is open plan to the Dining area.

Dining Area

16' 5" x 13' 8" (5.00m x 4.17m)

Open plan to the kitchen this space has tiled flooring, ceiling spot lights, fitted cupboards, under floor heating and ample space for a dining table and chairs.

Downstairs Wc

Sink vanity unit, low level Wc, tiled flooring, central heated towel rail and the boiler for the property is in this room.

Storage Room

Storage room with a workbench and vice with shelving with External access through a upvc door.

First Floor Landing

Doors to Bedroom two, bedroom three, Family bathroom and stairs to the second floor.

Bedroom Two

13' 10" x 10' 6" (4.22m x 3.20m)

A double bedroom with carpet flooring, ceiling spot lights, upvc double glazed window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Three

11' x 11' 1" (3.35m x 3.38m)

A double bedroom with carpet flooring, ceiling spot lights, upvc double glazed window to the front elevation and central heating radiator.

Family Bathroom

The family bathroom has been fitted with a four piece suite comprising of a low level Wc, Sink vanity unit, Bath with mixer taps and walk in shower cubicle. The bathroom has tiled flooring, tiled walls, ceiling spot lights, central heated towel rail and a upvc double glazed window to the front elevation.

Bedroom Four Second Floor

19' 8" max x 16' 8" (5.99m max x 5.08m)

This bedroom has ample space for a king size bed and freestanding furniture. The room benefits from carpet flooring, Character beams, ceiling spot lights, central heating radiator and a upvc double glazed window to the side elevation.

Externally

To the front of the property there is a paved patio area with gated access. To the rear of the property there is a low maintenance artificial lawn and patio area. There is a shed and storage. This garden would make a lovely spot for sitting out and enjoying the summer months.



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welcome to

Trooper Lane, Halifax

- **GUIDE PRICE £300,000 - £325,000**
- FOUR BEDROOM SEMI-DETACHED HOME
- SPACIOUS KITCHEN/DINER
- WELL-PRESENTED THROUGHOUT
- UNDER FLOOR HEATING TO LOWER GROUND FLOOR

Tenure: Freehold EPC Rating: D

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113361 - 0005

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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.



william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk