



**Club Lane, Halifax HX2 8DA**



**welcome to**

**Club Lane, Halifax**

A three bedroom semi-detached family home in the highly popular location of Halifax, Ovenden. Benefitting from a Driveway & Garden and conveniently located close to good schools, local amenities and transport links. Call us now to book your viewing!



### **Entrance Hall**

Enter through the UPVC door into entrance hall. With carpet flooring, ceiling light point and central heating radiator.

### **Lounge**

14' 8" max x 11' 11" ( 4.47m max x 3.63m )

A spacious lounge with carpet flooring, central heating radiator, ceiling light point, UPVC double glazed window to the front elevation and Gas Fire.

### **Kitchen**

18' 1" max x 8' 8" ( 5.51m max x 2.64m )

The kitchen has a wall and base units with complementary work surfaces over. Incorporating a sink and drainer, space for a freestanding cooker and space and plumbing for a washing machine. With carpet flooring, ceiling light point, UPVC double glazed windows to the rear elevation and a central heating radiator.

### **Side Entrance Hall**

UPVC double glazed door to side elevation, carpet flooring and access to Bathroom and Storage room.

### **Bathroom**

Fitted with a low level Wc, Vanity sink unit and panelled bath. The bathroom benefits from tiled floors and walls, UPVC double glazed window to the rear elevation, Central heating towel rail and a ceiling light point.

### **First Floor Landing**

Carpet flooring, ceiling light point and UPVC double glazed window to the side elevation.

### **Bedroom One**

17' 1" max x 10' 2" ( 5.21m max x 3.10m )

Bedroom one has ample space for a double bed and freestanding furniture and benefits from a UPVC double glazed window to the front elevation, carpet flooring, central heating radiator and a ceiling light point.

### **Bedroom Two**

11' 1" max x 10' 8" ( 3.38m max x 3.25m )

With carpet flooring, ceiling light point and UPVC double glazed window to the rear elevation.

### **Bedroom Three**

8' 11" max x 7' 8" max ( 2.72m max x 2.34m max )

With carpet flooring, ceiling light point and UPVC double glazed window to the rear elevation.

### **Externally**

Externally the property benefits from a Driveway and garden to the front and there is a generously sized paved garden to the rear ideal for sitting out during the summer months.



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welcome to

## Club Lane, Halifax

- **\*\*OFFERS OVER £140,000\*\***
- VACANT POSSESSION & NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- SEMI-DETACHED FAMILY HOME
- IDEAL FIRST TIME BUYER PURCHASE

Tenure: Freehold EPC Rating: D

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113418 - 0003

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