

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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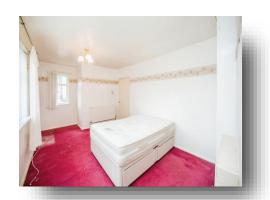
## **Club Lane, Halifax**

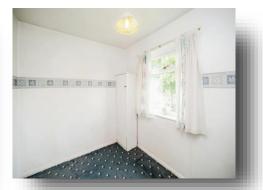
- \*\*OFFERS OVER £140.000\*\*
- **VACANT POSSESSION & NO ONWARD CHAIN**
- THREE GOOD SIZED BEDROOMS
- SEMI-DETACHED FAMILY HOME
- IDEAL FIRST TIME BUYER PURCHASE

Tenure: Freehold EPC Rating: D

offers over

£140,000







Map data @2024

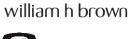
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would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk

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