



Clough Lane, Halifax HX2 8SN

welcome to

Clough Lane, Halifax

****GUIDE PRICE £140,000 - £150,000**** A four bedroom end-terrace family home in Halifax. Conveniently located close to local schools, transport links and local amenities. Ideal first time buyer purchase, ready to move into and benefits from a downstairs Wc/utility room and a rear garden.



Entrance Hall

Enter the property through the UPVC door. Entrance hall benefits from laminate flooring, UPVC double glazed window to the side elevation and two ceiling light points.

Lounge

19' x 13' 5" (5.79m x 4.09m)

Spacious lounge benefits from laminate flooring, electric fire, Stone fireplace, ceiling spot lights, ceiling light point, two uPVC double glazed windows to the front elevation, central heating radiator and character beams.

Kitchen

13' 1" x 13' 5" (3.99m x 4.09m)

The spacious kitchen is fitted with wall and base units with complementary work surfaces over. The kitchen incorporates a electric oven with induction hob and extractor hood over, stainless steel sink and drainer and space and plumbing for dishwasher. The kitchen benefits from wood flooring, uPVC door to rear, UPVC double glazed window to the rear elevation, beams, central heating radiator and ceiling spot lights.

Utility Room/Wc

11' 11" x 2' 7" (3.63m x 0.79m)

Low level Wc and Sink. Space and plumbing for washing machine, laminate flooring, ceiling light point, central heating radiator and character beams.

First Floor Landing

The first floor landing benefits from Carpet flooring, a central heating radiator, ceiling light point and Storage.

Bedroom One

12' 3" x 9' 10" (3.73m x 3.00m)

Bedroom one benefits from carpet flooring, ceiling light point, UPVC double glazed window to the rear elevation, central heating radiator and character beams.

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)

Bedroom two benefits from carpet flooring, ceiling light point, UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

12' 1" max x 7' 11" (3.68m max x 2.41m)

Bedroom three benefits from carpet flooring, ceiling light point, UPVC double glazed window to the front & side elevation and central heating radiator.

Bedroom Four

12' 2" max x 6' 3" (3.71m max x 1.91m)

Bedroom four benefits from carpet flooring, ceiling light point, UPVC double glazed window to the rear elevation and central heating radiator.

Family Bathroom

The family bathroom has been fitted with a modern four piece suite comprising of a low level Wc, panelled bath, walk in shower cubicle and pedestal wash hand basin. Benefitting from vinyl flooring, two ceiling light points and partially tiled walls.

Externally

Externally the property benefits from a paved garden to the rear with flower beds and gate leading to the field at the back, there is a garden shed and to the front of the property there is on-street parking and driveway to the side of the property.



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Clough Lane, Halifax

- **GUIDE PRICE £140,000 - £150,000**
- FOUR BEDROOMS
- END-TERRACED FAMILY HOME
- IDEAL FIRST TIME BUYER PROPERTY
- DOWNSTAIRS WC, UTILITY ROOM & REAR GARDEN

Tenure: Freehold EPC Rating: C

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112799 - 0007

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