



**Cousin Lane, Halifax, HX2 8EB**

**welcome to**

**Cousin Lane, Halifax**

A three bedroom semi-detached property in Illingworth which would be ideal for first time buyer or property developer. Benefiting from front and rear gardens and on street parking.



### Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, wooden door to the front and a UPVC double glazed window to the side elevation.

### Lounge

13' max x 12' 11" ( 3.96m max x 3.94m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

### Dining Room

11' 1" x 9' 11" ( 3.38m x 3.02m )

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire, UPVC double glazed window to the rear elevation.

### Kitchen

11' 4" x 7' 11" ( 3.45m x 2.41m )

The kitchen comprises of carpet flooring, ceiling spotlights, matching wall and base units, sink and drainer, UPVC door to the side elevation, PVC double glazed window to the rear elevation.

### Landing

The landing comprises of carpet flooring, ceiling light point double glazed window to the side elevation.

### Bedroom One

12' 7" x 12' 5" ( 3.84m x 3.78m )

Bedroom one comprises of carpet flooring, ceiling light point, fitted wardrobes, UPVC double glazed window to the front elevation.

### Bedroom Two

12' 5" x 10' 7" ( 3.78m x 3.23m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

9' 5" x 7' 8" ( 2.87m x 2.34m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

### Shower Room

The bathroom comprises of vinyl flooring, tiled walls, gas central heating radiator, UPVC double glazed window to the rear elevation, low level W/c, sink pedestal wash basin and a shower.

### Externally

Externally the property benefits from a paved and pebbled garden with fencing to the front and to the rear there is a lawned two tier garden.



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welcome to

## Cousin Lane, Halifax

- THREE BEDROOM SEMI-DETACHED PROPERTY
- POPULAR ILLINGWORTH LOCATION
- GARDENS FRONT AND REAR
- ON STREET PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

offers over

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113644 - 0005

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