



Brickfield Lane, Halifax, HX2 9AU

welcome to

Brickfield Lane, Halifax

Spacious family home situated in Holmfield close to good schools & amenities which could be ideal for growing families. Offering spacious living throughout with three bedrooms and an additional attic room, off street parking and front & rear gardens. Contact us now to view!



Entrance Hall

Enter the property through the front elevation into the entrance hall where there is a gas central heating radiator, ceiling light point and provides access to the lounge & kitchen.

Lounge

13' 7" x 15' 6" (4.14m x 4.72m)

Spacious lounge with UPVC doors to the rear elevation which lead out to the rear garden, gas fire with wooden fire surround, ceiling light point and carpeted flooring. The lounge provides ample space for free standing furniture.

Kitchen

9' 7" x 9' 9" (2.92m x 2.97m)

Spacious fitted kitchen with wall & base units, complementary worksurfaces incorporating sink & drainer with a mixer tap and tiled splashbacks. With a double glazed window to the front elevation, spotlights, electric hob with an extractor over and built in oven. Integrated dishwasher, integrated fridge freezer and integrated washing machine. The kitchen also provides space for dining furniture if desired.

First Floor Landing

With ceiling light point, carpeted flooring and provides access to the first floor accommodation.

Bedroom One

14' 1" x 9' 3" (4.29m x 2.82m)

Double bedroom with a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Two

9' 9" x 9' 3" (2.97m x 2.82m)

Bedroom two also a double bedroom with double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has laminate flooring.

Bedroom Three

7' 1" x 10' (2.16m x 3.05m)

With a double glazed window to the rear elevation, ceiling light point and a gas central heating radiator. There are also stairs which provide access to the second floor attic room.

Attic Room

9' 9" x 19' 6" (2.97m x 5.94m)

Located on the second floor is the attic room with velux windows to the front & rear elevations, ceiling light points and carpet tiles. The attic room benefits from under eaves storage space.

Family Bathroom

The family bathroom comprises of a three piece suite which includes a low level w/c, wash hand basin and panelled bath with an electric shower over & glass shower screen. There is a frosted double glazed window to the front elevation, spotlights, wood panelled ceiling and wood panelling on walls to half of its height.

Externally

To the front of the property is a driveway providing off street parking and garden with shrubs and gated access to the rear garden. To the rear is a garden with fence to boundary, various plants & shrubs, garden shed and gated access to the front. There is an ornamental pond and the garden would be great for enjoying the summer months.



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welcome to

Brickfield Lane, Halifax

- ***OFFERS OVER £190,000***
- POPULAR LOCATION CLOSE TO GOOD SCHOOLS AND AMENITIES
- THREE BEDROOMS PLUS ATTIC ROOM
- OFF STREET PARKING
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: E

offers over

£190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be used as evidence for any purpose and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113948 - 0007

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