



Huddersfield Road, Halifax HX3 0PF

welcome to

Huddersfield Road, Halifax

Spacious well presented four bedroom family home in the Skircoat Green location of Halifax, Offers Over £275,000 which could be ideal for growing families. Close to schools, amenities and benefits off street parking. This property would make a great family home. No onward chain!



Lounge

16' 7" x 15' 1" (5.05m x 4.60m)

Enter the property through a composite door to the front elevation into the spacious lounge where there is a double glazed window to the front elevation, ceiling light point, gas central heating radiator & electric radiator. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

Dining Room

15' 3" x 14' 4" (4.65m x 4.37m)

With a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. There is also a wood burner, space for dining furniture and the dining room itself has vinyl flooring.

Kitchen

8' 4" x 6' 5" (2.54m x 1.96m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. With a double glazed window & UPVC door to the rear elevation, striplight and oven. The kitchen itself has vinyl flooring.

Utility Room

15' 4" x 14' 4" (4.67m x 4.37m)

Located in the basement with wall & base units, double glazed window to the rear elevation, striplight and gas central heating radiator. The utility room itself has carpeted flooring.

First Floor Landing

With two ceiling light points, carpeted flooring and gas central heating radiator.

Bedroom One

15' 7" x 15' 5" (4.75m x 4.70m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator, gas fire and ceiling light point. The bedroom provides ample space for free standing furniture and has carpeted flooring. There is also access to a small store room used as a walk in wardrobe.

Bedroom Two

14' 11" x 14' 1" (4.55m x 4.29m)

Located on the second floor is bedroom two which is a double bedroom with ceiling spotlights, gas central heating radiator and carpeted flooring. providing ample space for free standing furniture and the bedroom benefits from two fitted wardrobes.

Bedroom Three

11' 10" x 10' 10" (3.61m x 3.30m)

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

Bedroom Four

10' 10" x 10' 6" (3.30m x 3.20m)

Located on the second floor is bedroom four with ceiling light point, carpeted flooring, gas central heating radiator and a double glazed window to the rear elevation. Bedroom four is also a double bedroom.

Family Bathroom

Modern family bathroom which comprises of a low level w/c, wash hand basin with vanity unit and panelled bath with a shower over & glass shower screen. There is a frosted double glazed window to the side elevation, ceiling spotlights and gas central heating towel rail. The bathroom itself is fully tiled.

Shower Room

Located on the second floor is the shower room which comprises of a low level w/c, wash hand basin with vanity unit and a walk in shower. There is a double glazed window to the rear elevation, ceiling spotlights and the shower room itself has tiled walls & vinyl flooring.

Basement

To the basement floor is two rooms, one which is the utility room with gas central heating radiators, striplight and vinyl flooring. The rooms could be ideal for extra storage space.



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Huddersfield Road, Halifax

- **OFFERS OVER £275,000**
- WELL PRESENTED SPACIOUS FAMILY LIVING THROUGHOUT
- SET OUT OVER FOUR FLOORS
- SKIRCOAT GREEN LOCATION
- OFF STREET PARKING TO THE REAR

Tenure: Freehold EPC Rating: D

offers over

£275,000



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 relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection. Powered by www.houseagent.com



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Property Ref:
HFX114006 - 0003

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