



**Shay Lane, HALIFAX, HX3 6QU**



**welcome to**

**Shay Lane, HALIFAX**

Three bedroom family home situated in Holmfield, Offers Over £180,000, which could be ideal for growing families. Offering spacious living throughout with gardens, off street parking for two cars and situated close to good schools. Contact us now to view!



### **Lounge**

14' max x 14' max ( 4.27m max x 4.27m max )

Spacious lounge with double glazed windows to the front elevation, ceiling light point, gas central heating radiator and gas fire & surrounding fireplace. With original covings, wood flooring and the lounge provides ample space for free standing furniture.

### **Kitchen**

10' 1" max x 13' 9" max ( 3.07m max x 4.19m max )

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap. There are two double glazed windows to the rear elevation, gas hob & oven with an extractor over. The kitchen itself has vinyl flooring.

### **Bedroom One**

13' 9" max x 13' 8" max ( 4.19m max x 4.17m max )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. With original fireplace. carpeted flooring and the bedroom provides space for free standing furniture.

### **Bedroom Two**

10' 4" max x 11' 2" max ( 3.15m max x 3.40m max )

With carpeted flooring, ceiling spotlights, gas central heating radiator and double glazed window to the rear elevation.

### **Bedroom Three**

20' 4" max x 13' 8" max ( 6.20m max x 4.17m max )

Located on the second floor is bedroom three with velux windows, ceiling spotlights and gas central heating radiator. The bedroom itself has carpeted flooring and benefits from a fitted wardrobe.

### **Shower Room**

Located on the first floor is the shower room which comprises of a low level wc, wash hand basin with vanity unit and a shower cubicle. There is a frosted double glazed window to the rear elevation, ceiling light point and the shower room itself is fully tiled.

### **Snug/Bar**

11' 1" max x 11' 2" max ( 3.38m max x 3.40m max )

Located on the lower ground floor is a snug/bar which would be great for entertaining guests. With ceiling spotlights, gas central heating radiator, tiled flooring, providing space for free standing furniture and benefits from storage space.

### **Bathroom**

Located on the ground floor is the bathroom which comprises of a low level wc, wash hand basin and a wood panelled bath. With a frosted double glazed window to the rear elevation, ceiling spotlights and gas central heating towel rail. The bathroom itself has tiled flooring.

### **Externally**

To the front of the property there is a lawned, pebbled and fenced garden and to the rear is a tiered garden with a patio, decking and a lawn area. Providing space for garden furniture if desired and would be great for enjoying the summer months. The property also offers off street parking for two cars to the rear.



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welcome to

## Shay Lane, HALIFAX

- \*\*OFFERS OVER £180,000\*\*
- OFFERING SPACIOUS FAMILY LIVING THROUGHOUT
- SET OUT OVER FOUR FLOORS
- SNUG/BAR ROOM TO THE LOWER GROUND FLOOR
- OFF-ROAD PARKING FOR TWO CARS & TIERED GARDEN WITH DECKING, PATIO & LAWNED SPACE WITH VIEWS

Tenure: Freehold EPC Rating: E

offers over  
**£180,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114154 - 0007

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