



Eastwoods Farm, Causeway Foot, HALIFAX HX2 8XA

welcome to

Eastwoods Farm, Causeway Foot, HALIFAX

Offering excellent well presented family accommodation is this three bedroom property in Causeway Foot, Halifax, Offers Over £250,000 which benefits from a large conservatory, underfloor heating, off street parking & rear garden. Recently modernised throughout. Contact us to view!



Cloakroom

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

Lounge

19' 5" x 10' 7" (5.92m x 3.23m)

Boasting exposed stone & beams is the spacious lounge with a double glazed windows to the front & rear elevation and French doors which lead into the conservatory. There is a log burner, gas central heating radiator and the lounge has carpeted flooring and provides space for free standing furniture.

Kitchen

13' 11" x 8' 6" (4.24m x 2.59m)

Fitted kitchen with wall & base units, worksurfaces over incorporating a farmhouse sink. There is a double glazed window to the side elevation, ceiling light point and gas central heating radiator. With a range cooker and extractor hood over, exposed beams, stone flags.

Utility Room

8' 1" x 2' 1" (2.46m x 0.64m)

Accessed from the kitchen is the utility room with stone flags and ceiling light point.

Conservatory

20' 4" x 18' 10" (6.20m x 5.74m)

Large conservatory with French doors to the front & rear, double glazed windows and boasting exposed stone. With a gas central heating radiator, laminate flooring and benefitting from underfloor heating. The conservatory would be great for relaxing and entertaining guests.

First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

Bedroom One

11' 2" x 10' 3" (3.40m x 3.12m)

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself benefits from fitted wardrobes, has carpeted flooring and a door which leads to the en-suite.

En-Suite

The modern newly fitted en-suite comprises of a low level wc and shower cubicle. There is a double glazed window to the side elevation, ceiling spotlights and the en-suite itself is fully tiled.

Bedroom Two

14' 8" x 10' 9" (4.47m x 3.28m)

Located on the ground floor is bedroom three with a double glazed window & UPVC door to the side elevation, ceiling light point and gas central heating radiator. With exposed beams and the bedroom itself has carpeted flooring.

Bedroom Three

10' 4" x 8' (3.15m x 2.44m)

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

Family Bathroom

The family bathroom comprises of a low level wc, wash hand basin and a free standing roll top bath. There is a double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself is fully tiled.

Externally

To the front of the property there is a lawned, paved & fenced garden which provides space for garden furniture and would be great for enjoying the summer months. The property also has a driveway which provides off street parking for two cars.



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welcome to

Eastwoods Farm, Causeway Foot HALIFAX

- ***OFFERS OVER £250,000***
- IDEAL FOR GROWING FAMILIES
- SITUATED CLOSE TO GOOD SCHOOLS
- LARGE CONSERVATORY & UNDER FLOOR HEATING
- OFFERING WELL PRESENTED EXCELLENT FAMILY ACCOMMODATION

Tenure: Freehold EPC Rating: F

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114132 - 0002

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