



Club Lane, Halifax, HX2 8DA

welcome to

Club Lane, Halifax

A three bedroom semi-detached family home situated in Halifax. Benefitting from a driveway and gardens to both Front & Rear. Spacious dining kitchen, Downstairs W/c and a Snug. Ideal for first time buyers and located close to good school, shops and amenities. Call us now to view!



Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is a gas central heating radiator and tiled flooring.

Lounge

11' 10" x 110' 7" (3.61m x 33.71m)

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

Dining Room

11' x 9' 4" (3.35m x 2.84m)

The dining room comprises of tiled flooring, ceiling light point, gas central heating radiator, UPVC door to the rear elevation.

Kitchen/Diner

18' 8" x 12' 6" (5.69m x 3.81m)

The kitchen comprises of tiled flooring, ceiling light point, gas central heating radiator, matching wall and base units, fitted oven and hob, French door to rear elevation, UPVC double glazed window to the rear elevation.

Landing

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

Bedroom One

10' 1" x 9' 6" (3.07m x 2.90m)

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted wardrobe, UPVC double glazed window to the front elevation.

Bedroom Two

11' x 10' 7" (3.35m x 3.23m)

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

Bedroom Three

8' 11" x 7' 8" (2.72m x 2.34m)

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

Bathroom

The bathroom comprises of wooden flooring, tiled walls, gas central heating radiator, panelled bath, pedestal wash basin, low level w/c, UPVC double glazed window to the side elevation.

Downstairs W/C

Down stairs W/c comprises of laminate flooring, ceiling light point, low level W/c.

Externally

Externally the property is on a corner plot so potential to extend STPP and benefits from a driveway and flagged garden to the front of the property and to the rear of the property there is a beautiful lawned garden with flower bed borders ideal for sitting out throughout the summer months.



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welcome to

Club Lane, Halifax

- ***OFFERS OVER £185,000***
- OF INTEREST TO THE FIRST TIME BUYER
- SITUATED CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES
- FRONT & REAR GARDENS & OFF STREET PARKING
- THREE BEDROOM SEMI-DETACHED FAMILY HOME

Tenure: Freehold EPC Rating: D

offers over

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114031 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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