



Dudwell Lane, Halifax, HX3 0SF

welcome to

Dudwell Lane, Halifax

A well-presented four bedroom semi-detached property situated in the sought after location of Skircoat Green, Offers Over £400,000 which could be ideal for growing families. Benefitting from a conservatory, Driveway, Detached garage and a good sized rear garden. Contact us now to book your viewing!



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is Vinyl tile effect flooring, ceiling light point and providing access to the lounge, kitchen and wc room.

Lounge

23' 3" x 12' 10" (7.09m x 3.91m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator, wall units with sliding doors and two ceiling light points. With sliding doors which lead into the conservatory, offering ample space for free standing furniture and the lounge itself has laminate flooring.

Kitchen

18' 9" max x 9' 10" (5.71m max x 3.00m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, ceiling spotlights & ceiling light point, free standing gas cooker with an extractor hood over and the kitchen itself has vinyl flooring. There is also a UPVC door which provides access to the rear garden.

Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, gas central heating towel rail, tiled flooring and a frosted double glazed window to the side elevation.

Conservatory

9' 9" x 9' 1" (2.97m x 2.77m)

With double glazed windows, tiled flooring, providing space for furniture and has French doors which lead out to the decking area of the rear garden.

First Floor Landing

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

Bedroom One

22' 2" max x 18' max (6.76m max x 5.49m max)

Located on the second floor is bedroom one with velux windows, exposed beams and light points. There is a gas central heating radiator and space for free standing furniture. The bedroom itself has carpeted flooring and benefits from storage space.

Bedroom Two

13' 3" x 11' 8" (4.04m x 3.56m)

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

Bedroom Three

13' 1" x 10' 8" (3.99m x 3.25m)

Bedroom three also a double bedroom with a double glazed window to the front elevation, ceiling light point, gas central heating radiator and carpeted flooring.

Bedroom Four

10' 3" x 9' 7" (3.12m x 2.92m)

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

Family Bathroom

The family bathroom comprises of a four piece suite which includes a low level wc, wall mounted wash hand basin, free standing roll top bath and shower unit. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself has partially tiled walls & vinyl tiled effect flooring.

Externally

Externally, the property has a driveway to the front providing off street parking for multiple cars. The property also benefits from a Detached Garage. To the rear of the home there is a well-maintained good sized garden which would be great for sitting out in the summer months.

Additional Information

This property has planning permission for a two storey rear extension. Please find planning permission information on the Calderdale Council website under REF: 24/01159/HSE



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welcome to

Dudwell Lane, Halifax

- ***OFFERS OVER £400,000***
- PRESENTED TO A GREAT STANDARD THROUGHOUT OFFERING SPACIOUS FAMILY ACCOMMODATION
- CONSERVATORY, DRIVEWAY & DETACHED GARAGE
- POPULAR LOCATION OF SKIRCOAT GREEN
- CLOSE TO SCHOOLS, LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over
£400.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114290 - 0004

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