



Occupation Lane, Halifax, HX2 9RH

welcome to

Occupation Lane, Halifax

Offered with no onward chain is this three bedroom semi-detached property in Illingworth which offers spacious family living. benefitting from off street parking, rear garden and situated close to good schools & amenities. Some modernisation is required throughout. Contact us now to view.



Entrance Hall

Enter the property to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and a double glazed window on the side elevation.

Lounge

12' 7" x 10' 11" (3.84m x 3.33m)

Spacious lounge with a double glazed window to the front elevation and ceiling light point. With a gas fire, carpeted flooring and the lounge is open plan with the dining room.

Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)

Open plan from the lounge with carpeted flooring, ceiling light point and French doors which lead to the rear garden.

Kitchen

9' 6" x 9' 5" (2.90m x 2.87m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating sink & drainer with mixer tap and tiled splashbacks. There is a breakfast bar, plumbing for a washing machine and a double glazed window to the rear elevation. The kitchen itself has vinyl flooring.

First Floor Landing

With carpeted flooring, ceiling light point and a double glazed window to the side elevation. The loft is also accessible from the first floor landing.

Bedroom One

10' 11" x 10' 9" (3.33m x 3.28m)

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

Bedroom Two

9' 8" x 9' 4" (2.95m x 2.84m)

Bedroom two also a double bedroom with a double glazed window to the front elevation, ceiling light point and carpeted flooring.

Bedroom Three

8' 3" x 6' 7" (2.51m x 2.01m)

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

Shower Room

The shower room comprises of a three piece suite which includes a low level wc, wash hand basin with vanity unit and shower cubicle. There are two frosted double glazed window to the rear elevation and ceiling light point.

Externally

To the front of the property there is a drive which provides off street parking and to the rear is a paved garden that provides space for garden furniture if desired and also a shed. The garden would be great for enjoying the summer months. The rear garden also has a storage shed which would be ideal for extra storage space.



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Occupation Lane, Halifax

- ***OFFERS IN THE REGION OF £140,000***
- SOLD WITH NO ONWARD CHAIN
- SITUATED CLOSE TO GOOD SCHOOLS & AMENITIES
- DRIVEWAY PROVIDING OFF STREET PARKING
- REAR GARDEN

Tenure: Freehold EPC Rating: F
Council Tax Band: A

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£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114647 - 0006

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