



**Staups Lane, Halifax, HX3 7AB**

**welcome to**

## **Staups Lane, Halifax**

Modern & well-presented two bedroom semi-detached property situated in Stump Cross, Offers Over £230,000 which would make a great family home. Benefitting from good sized front & rear gardens and situated within close proximity to local amenities & great walking routes.



### Entrance Hall

Enter the property through a wood door to the side elevation into the entrance hall where there is tiled flooring, gas central heating radiator, ceiling spotlights and boasting an open staircase which provides access to the first floor.

### Lounge

17' 11" x 12' 6" ( 5.46m x 3.81m )

Spacious well-presented lounge with a double glazed window to the front elevation, two wall lights and ceiling light point. Boasting a wood burning fire, providing ample space for free standing furniture and the lounge itself has carpeted flooring.

### Kitchen

9' 5" x 7' 2" ( 2.87m x 2.18m )

Modern fitted kitchen with wall & base units with worksurfaces over, incorporating a sink & drainer with a mixer tap. Integrated appliances include a double oven, fridge freezer and wine fridge. There is also an induction hob and the kitchen itself has partially tiled walls & flooring.

### Bedroom One

15' 3" x 9' 11" ( 4.65m x 3.02m )

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

### Bedroom Two

9' 10" x 8' 5" ( 3.00m x 2.57m )

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

### Family Bathroom

The modern family bathroom comprises of a three piece suite which includes a back to wall wc, wash hand basin with vanity unit and panelled bath with a shower over. There are two velux windows, ceiling spotlights and the bathroom itself is fully tiled.

### Externally

Gated access to the front of the property which provides access to the paved garden. To the rear of the property is a good sized paved garden set out over three tiers which is well-maintained and would be great for enjoying the summer months. The gardens provide ample space for garden furniture if desired.



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## Staups Lane, Halifax

- \*\*\*OFFERS OVER £230,000\*\*\*
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- IDEAL FOR GROWING FAMILIES
- GOOD SIZED WELL MAINTAINED GARDENS
- SITUATED IN A POPULAR LOCATION CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX113721 - 0006

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