



**Dudwell Lane, Halifax, HX3 0SD**



**welcome to**

**Dudwell Lane, Halifax**

No onward chain. Extended three-bedroom semi-detached property situated in Skircoat Green, price £260,000 which could be ideal for growing families & professionals. Benefitting from off street parking and gardens. Offering spacious family living with some modernisation required.



### Entrance Hall

Enter the property to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and electric radiator. The entrance hall provides access to the ground floor accommodation.

### Lounge

14' 5" x 12' ( 4.39m x 3.66m )

Spacious lounge with a double glazed window to the front elevation, two wall lights, ceiling light point and electric radiator. With an electric fire & surrounding fireplace and the lounge itself has carpeted flooring and provides ample space for free standing furniture.

### Dining/Reception Room

21' 8" x 9' 8" ( 6.60m x 2.95m )

With two electric radiators, four wall lights and two ceiling light points. There are double glazed windows to the side and rear elevation, electric fire with surround and carpeted flooring. The dining room provides space for dining furniture.

### Kitchen

8' 9" x 6' 5" ( 2.67m x 1.96m )

With wall & base units, complementary worksurfaces over incorporating a stainless-steel sink & drainer with mixer tap & tiled splashback. There is a double-glazed window to the rear elevation, ceiling light point and a door to the side elevation which provides access to the garden. With an integrated electric oven, four ring hob and a small pantry. 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 landing provides access to the first-floor accommodation.

### Bedroom One

14' 11" x 11' 11" ( 4.55m x 3.63m )

Double bedroom with a double-glazed window to the front elevation, ceiling light point and carpeted flooring.

### Bedroom Two

11' 10" x 9' 11" ( 3.61m x 3.02m )

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

### Bedroom Three

8' 2" x 5' 7" ( 2.49m x 1.70m )

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

### Shower Room

The shower room comprises of a wash hand basin with vanity unit & shower cubicle. There is a frosted double-glazed window to the rear elevation, ceiling spotlights and the shower room itself is fully tiled.

### Wc Room

Separate wc room which comprises of a low level wc, ceiling light point and has tiled flooring.

### Externally

To the front of the property is a shared driveway providing off street parking and a paved good-sized garden. To the rear is also a paved garden which is fenced. The gardens would be great for enjoying the summer months.



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welcome to

## Dudwell Lane, Halifax

- POPULAR LOCATION SKIRCOAT GREEN
- SOLD WITH NO ONWARD CHAIN
- EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY
- GARAGE AND FRONT & REAR GARDENS
- SHARED DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**