



Spring Hall Lane, HALIFAX, HX1 4QL

welcome to

Spring Hall Lane, HALIFAX

No onward chain! Three bedroom mid-terrace property in Pellon, Offers Over £160,000 which offers spacious family living accommodation. Modern throughout with yards to the front & rear and situated close to schools & amenities. Great first time buyer opportunity. 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 gas central heating radiator.

Lounge

20' 1" x 11' 11" (6.12m x 3.63m)

Spacious lounge with double glazed windows to the front & rear elevation, two gas central heating radiators and two ceiling light points. The lounge has carpeted flooring and provides ample space for free standing furniture. Also provides space for dining furniture if desired as currently used as an open plan lounge/diner.

Kitchen

10' 4" x 6' 8" (3.15m x 2.03m)

Modern fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window & door to the rear elevation, ceiling light point, integrated oven & four ring gas hob with an extractor hood over. The kitchen itself has laminate flooring.

First Floor Landing

With carpeted flooring and ceiling light point. The loft is also accessible from the first floor landing.

Bedroom One

12' 6" x 8' 10" (3.81m x 2.69m)

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

Bedroom Two

13' 3" x 8' 10" (4.04m x 2.69m)

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

Bedroom Three

6' 10" x 5' 11" (2.08m x 1.80m)

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

Bathroom

The house bathroom comprises of a low level wc, pedestal wash hand basin and a panelled bath with shower over. There is a frosted double glazed window to the rear elevation, ceiling light point and a gas central heating towel rail. The bathroom itself has vinyl flooring.

Externally

The front of the property has on street parking and a paved yard with also a paved yard to the rear.



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welcome to

Spring Hall Lane, HALIFAX

- SOLD WITH NO ONWARD CHAIN
- FIRST TIME BUYER OPPORTUNITY
- OPEN PLAN LOUNGE & DINER
- MODERN THROUGHOUT
- SITUATED CLOSE TO SCHOOLS & AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113795 - 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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