



Burnley Road, Halifax HX2 7LW

welcome to

Burnley Road, Halifax

A four bedroom semi-detached Victorian home. Benefiting from spacious living accommodation throughout. Three spacious double bedrooms and a fourth bedroom/home office. There is a Driveway, Garage, front and stunning rear gardens! Call us now to book your viewing!

Entrance Hall

The entrance all benefits from carpet flooring, ceiling light point, gas central heating radiator and a wooden door to front elevation.

Lounge

15' x 14' 1" (4.57m x 4.29m)

The lounge benefits from carpet flooring, ceiling light point, gas central heating radiator, gas fire set on stone mantle.

Dining Room

14' x 10' 5" max (4.27m x 3.17m max)

The dining room benefits from carpet flooring, ceiling light point, gas central heating radiator, window to the rear elevation, gas fire and storage cupboard.

Reception Room

16' 1" max x 12' 9" max (4.90m max x 3.89m max)

The reception room benefits from carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire, bay window to the front elevation.

Entrance rear

The reception room benefits from carpet flooring, ceiling light point, window to the rear elevation and a wooden door to the side elevation.

Kitchen

12' 9" x 7' 4" (3.89m x 2.24m)

The kitchen benefits from vinyl flooring, ceiling light point, gas central heating radiator, window to the rear elevation, fitted with wall base units with work top over, stainless sink unit, fitted gas oven and hob, integrated fridge, freezer and dishwasher.

Shower Room

The shower room comprises of tiled flooring and walls, gas central heating radiator, low level W/C, sink with vanity unit and walk in shower.

Landing

The landing benefits from carpet flooring, ceiling light point, stained glass window to rear.

Bedroom One

15' max x 14' 1" (4.57m max x 4.29m)

Bedroom one benefits from carpet flooring, ceiling light point, gas central heating radiator, window to the front elevation, vanity unit with sink.

Bedroom Two

13' 5" x 13' max (4.09m x 3.96m max)

Bedroom two benefits from carpet flooring, ceiling light point, gas central heating radiator and a window to the front elevation.

Bedroom Three

14' 2" x 10' 6" (4.32m x 3.20m)

Bedroom three carpet flooring, ceiling light point, gas central heating radiator, window to the rear elevation.

Bedroom Four / Office

7' 9" x 6' 10" (2.36m x 2.08m)

Bedroom four/ stroke office benefits from carpet flooring, ceiling light point, gas central heating radiator, window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring, gas central heated towel rail, three windows to the rear elevation, low level W/C, sink vanity unit and panelled bath.

Lower Ground Floor

There are three large cellar rooms with power. Lots of potential for the lower ground floor to be converted.

External Storage

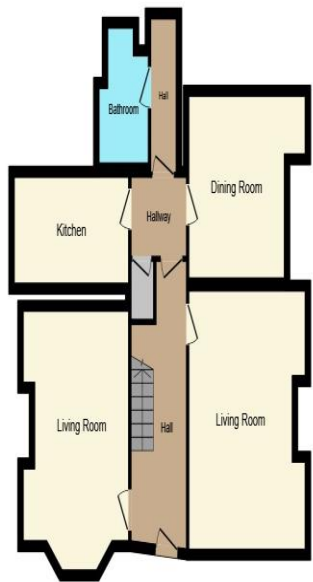
8' 9" x 9' 2" (2.67m x 2.79m)

There is an external storage room under the ground floor.

Garage

17' 8" x 9' 1" (5.38m x 2.77m)

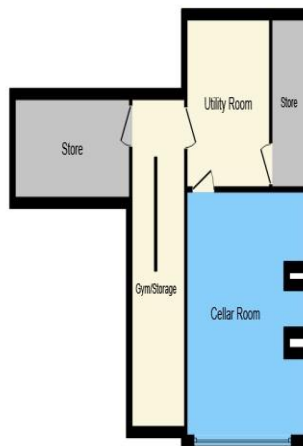
A detached garage with a up and over door.



Ground Floor



First Floor



Lower Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Burnley Road,
Halifax

- ****PRICE £385,000****
- VICTORIAN STYLE SEMI-DETACHED PROPERTY
- DECEPTIVELY SPACIOUS THROUGHOUT
- GARAGE & DRIVE
- LARGE BEAUTIFULLY LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: E

£385,000



view this property online williamhbrown.co.uk/Property/HFX113674



Property Ref:
HFX113674 - 0008

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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