



37 SIDDAL LANE SIDDAL, HALIFAX

Situated in this extremely convenient and popular residential location lies this two bedroomed town house providing accommodation which will be of special interest to the first time buyer or property investor. The property comprises an entrance hall, modern fitted kitchen, lounge, two bedrooms, bathroom, integral garage, large garden to the rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Siddal as well as easy access to Halifax town centre and the M62 motorway network. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: O/A £125,000

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With laminate wood floor, one double radiator. From the Entrance Hall through to the

KITCHEN 2.81m 2.60m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring electric hob with electric oven and grill beneath and extractor in stainless steel canopy above. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation and a laminate wood floor.

From the Kitchen a door opens into the

LOUNGE 4.52m x 3.71m



With uPVC double glazed window to the front elevation, feature fireplace incorporating a living flame electric fire, one TV point and a fitted carpet. Door to under stairs cupboard providing useful storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet and access to the loft. Door to

BATHROOM



With three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with Gainsborough shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the front elevation, and one double radiator.

From the Landing a door opens to

BEDROOM TWO 3.17m x 2.01m



With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 4.02m x 3.74m max



With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, doors to built-in cupboards providing useful storage facilities, one single radiator and a fitted carpet.

GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band A

EXTERNAL



To the front of the property there is a drive leading to an

INTEGRAL GARAGE 7.02m x 3.73m

With up and over door, power and light and with plumbing for washing machine. It houses the gas and electric meters and the central heating boiler.

To the side of the property there is a flagged area which provides off road parking. To the rear of the property there is a large lawned garden with flagged patio area.

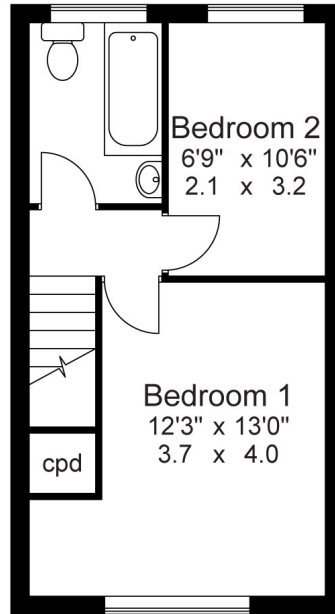
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

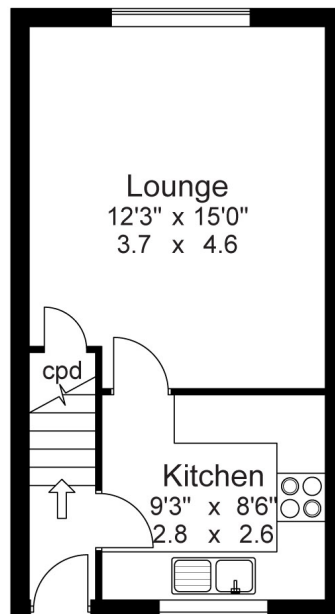
DIRECTIONS

HX3 9BQ

Approx Gross Floor Area = 582 Sq. Feet
= 54.1 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.