

36 Plane Tree Nest Lane, Halifax, HX2 7PL

Offers Over £145,000

- : Popular & Convenient Location
- : Gardens To Three Sides
- : Attractive Accommodation
- : uPVC Double Glazing
- : Viewing Essential
- : Panoramic Views
- : Easy Access to Halifax Town Centre
- : Stone Built End Terrace
- : Gas central Heating
- : Realistically Priced



## 36 Plane Tree Nest Lane, Halifax HX2 7PL

Situated in this extremely popular and convenient residential location lies this south facing end terraced residence providing two bedroomed accommodation. This period terraced residence briefly comprises an entrance vestibule, lounge with inglenook fireplace, kitchen, cellar/utility room, two bedrooms, modern bathroom, gardens to three sides, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Trimmingham and King Cross as well as easy access to Halifax town centre and the trans-Pennine road and rail network. The property enjoys panoramic views and will be of special interest to the first time buyer or property investor and viewing is strongly recommended.



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E

Council Tax Band: B



### ENTRANCE VESITUBLE

With wood floor, one double radiator. Door opens into the

### LOUNGE

13'6" x 12'9"

The central feature of this room is the brick and stone inglenook fireplace which has a multi-fuel stove on a matching stone hearth, cornice to ceiling with matching picture rail, uPVC double glazed window to the front elevation enjoying panoramic views, wood floor, and one double radiator.

From the Lounge a door opens to the

### KITCHEN

14'11" x 5'6"

Being fitted with a range of base units with wood surfaces and stainless steel single drainer sink unit with mixer tap, Cannon gas cooker, inset spotlight fittings to the ceiling, one double radiator, two uPVC double glazed windows to the rear elevation and a uPVC double glazed rear entrance door.

From the Kitchen steps lead down to the

### BASEMENT CELLAR/UTILITY ROOM

With plumbing for a washing machine, power point for tumble dryer and housing the Vaillant central heating boiler.

From the Entrance Vestibule stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With access via loft ladder to an insulated and partially boarded loft providing useful storage facilities. From the Landing a door opens to

### BEDROOM ONE

10'1" x 15'3" max narrowing to 10'6"

This spacious double bedroom has a uPVC double glazed window to the front elevation enjoying superb panoramic views down the Calder Valley, wood floor, and one double radiator.

From the Landing a door opens to

### BEDROOM TWO

6'11" x 9'0"

With uPVC double glazed window to the rear elevation, and one double radiator.

From the Landing a door opens to

### BATHROOM

8'0" x 6'0"

With modern white three piece suite comprising Victorian style roll top, claw foot bath with centre mixer shower tap, pedestal wash basin and a low flush W.C. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It 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 B.

### EXTERNAL

To the front of the property there is a south facing decked area with a lawn, to the side is a garden area and store shed. To the rear of the property there is an enclosed flagged patio garden.



### Directions

SAT NAV HX2 7PL

### Viewings

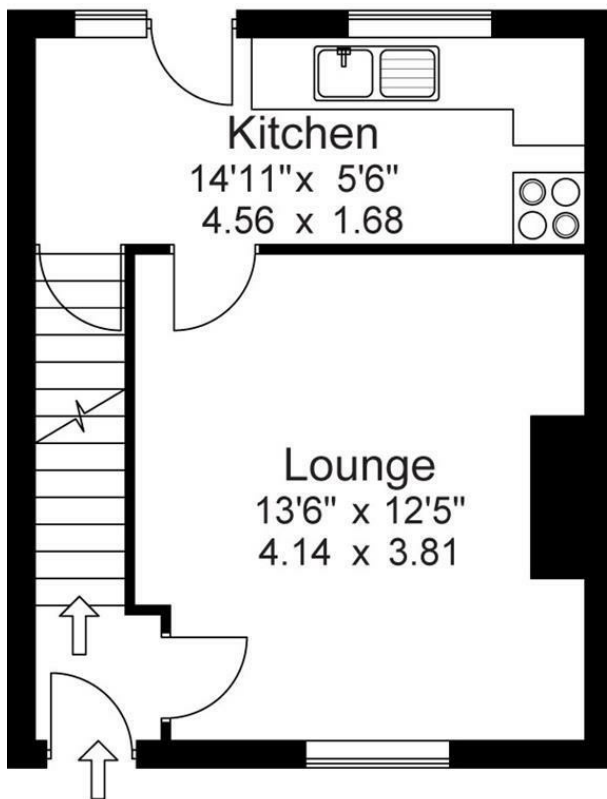
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

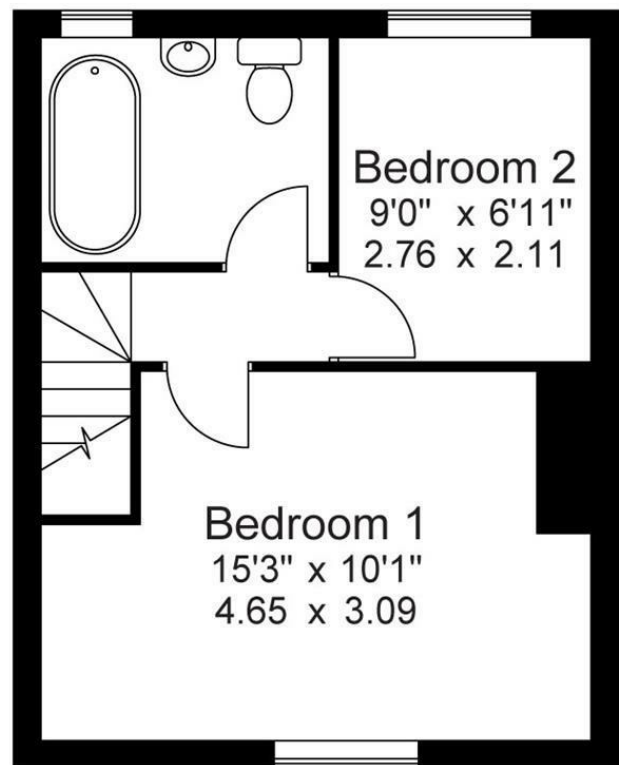
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>43</b>	<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 594 Sq. Feet  
= 55.3 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.