



34 Huddersfield Road, Halifax, HX3 ONN

Offers Around £295,000

- : Extremely Popular & Convenient Location
- : Corner Plot With Gardens To 3 Sides
- : 2 Reception Rooms
- : Detached Garage
- : Close To Outstanding Schools
- : Attractive Family Home
- : 3 Bedrooms
- : Downstairs Cloakroom
- : Easy Access to Halifax & M62
- : Viewing Essential

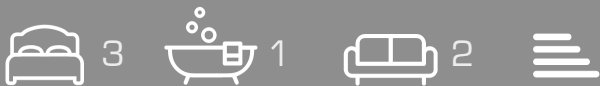
# 34 Huddersfield Road, Halifax HX3 0NN

This substantial stone built end town house, situated on a corner plot, provides extremely attractive three bedroomed family accommodation (plus a loft conversion) within this highly desirable and exceptionally convenient residential location.

An internal inspection is absolutely essential to fully appreciate the accommodation provided by this attractive property which has the benefit of an entrance hall, 2 reception rooms, a modern fully fitted extended kitchen, downstairs cloakroom, cellar/utility room, 3 bedrooms, loft conversion, family bathroom with 4pc suite, gardens to three sides, detached garage, uPVC double glazing, and gas central heating. The property benefits from an ECO roof, Cavity wall insulation and the Boiler has regularly been serviced.

The property provides excellent access to the local amenities of Skircoat Green & Savile Park, including outstanding schools, as well as providing easy access to Halifax Town centre and the Trans Pennine road and rail network. Being situated on a corner plot, the property provides excellent development potential if required, subject to obtaining the relevant planning permissions.

An early appointment to view this delightful family home which is being offered for sale at this realistic asking price.



Council Tax Band:



### ENTRANCE HALL

With cornice to ceiling. One double radiator, one telephone point and a wood floor

From the Entrance Hall a panel door opens into the

### LOUNGE

13'5" m x 11'8"

With square bay window to the front elevation incorporating uPVC double glazed windows with leaded and stained glass units. Feature fireplace to the chimney breast incorporating wood fire surround with marble inset and hearth and coal effect living flame gas fire. Cornice to ceiling, one tv point, two double radiators, and a fitted carpet.

From the Lounge through the hallway to the

### DINING ROOM

12'1" x 12'1"

This attractive dining room has a uPVC double glazed window to the rear elevation incorporating leaded and stained glass units. Cornice to ceiling, one double radiator and a fitted carpet

From the Dining Room a panel door opens into the Entrance Hall. From the Entrance Hall a doorway to

### MODERN FULLY FITTED KITCHEN

15'6" x 7'10"

Being fitted with a range of modern whitewall and base units incorporating matching solid work surfaces with a stainless steel single drainer sink unit and mixer tap, AEG electric cooker with stainless steel splash back and extractor hood in canopy above, integrated dishwasher and integrated washer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. This attractive kitchen has a uPVC double glazed window to the rear elevation and Velux double glazed skylight window providing the kitchen with its light and spacious aspect. Laminate wood floor, and a modern vertical radiator.

From the Kitchen a panel door opens into the

### DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising hand wash basin and low flush wc. The cloakroom is extensively tiled

with complementing colour scheme to the remaining walls, and inset spotlight fittings. uPVC double glazed window to the side with leaded and stained glass units.

From the Entrance Hall a door opens to the

### CELLAR HEAD

With upvc double glazed window to the side elevation and steps down to

### KEEP CELLAR

The cellar provides a utility room containing a Gas Tumble Dryer and houses the gas and electric meters and provides excellent storage facilities.

From the Entrance Hall a spindle staircase with fitted carpet, leads to half landing with upvc double glazed window to the side elevation with period leaded and stained glass panels. The staircase continues to the

### LANDING

Access via a loft ladder to a converted loft with Velux double glazed skylight window. The loft also has power and light and could be used as further living accommodation subject to obtaining the relevant planning permission.

From the Landing door to

### BATHROOM

With white four piece suite comprising enamel wash basin in vanity unit, low flush wc, corner panelled bath with centre taps, and shower cubicle with rainfall and handheld shower fittings and a thematically controlled shower unit. This attractive modern bathroom is fully tiled and has a polished wood floor and matching ceiling with inset halogen spotlight fittings. uPVC double glazed window to the rear elevation. One double radiator.

From the Landing a panel door opens into

### BEDROOM ONE

12'0" x 12'3"

This spacious double bedroom has a leaded uPVC double glazed window to the rear elevation. Cornice to ceiling, one single radiator, fitted wardrobes and a fitted carpet.

From the Landing a panel door opens into

### BEDROOM TWO

12'3" x 11'9"

This second double bedroom has a leaded uPVC double glazed window to the front elevation, cornice to ceiling, fitted wardrobes one single radiator and a fitted carpet.

From the Landing a panel door opens into

### BEDROOM THREE

8'6" x 8'0"

With leaded uPVC double glazed window to front elevation. This single bedroom has a fitted wardrobe with sliding doors, one mirrored, one single radiator. and a fitted carpet.

### GENERAL

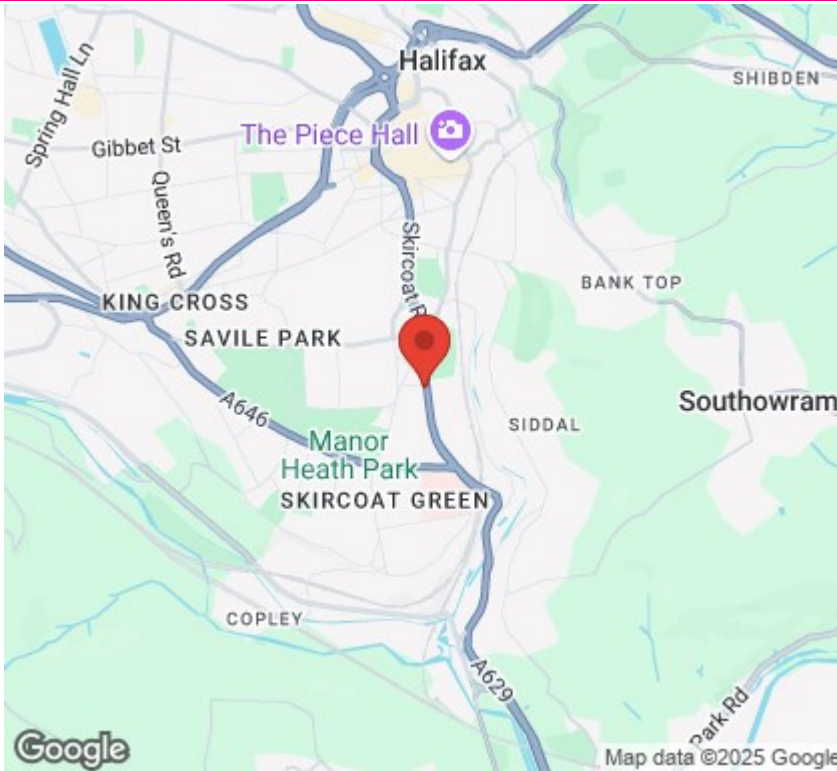
The property is constructed of stone and is surmounted by a blue slate roof and has the benefit of all mains services gas, water and electric, with the added benefit of gas central heating, upvc double glazing and a security alarm system. The property is freehold and is in Council Tax Band C

### EXTERNAL

This delightful property has wrap around gardens to three sides as it is situated on a corner plot which also means it can be extended if required subject to obtaining the relevant planning permissions. To the front of the property there is a mature garden with flowers, shrubs, and plants. There is a stone path leading to the front entrance door. To the side of the property there is a further lawned garden with flower and shrub border and flagged path. There is also a vegetable garden with greenhouse. To the rear of the property there is a flagged patio and a stone built detached garage with an up and over doors with the benefit of power and light.







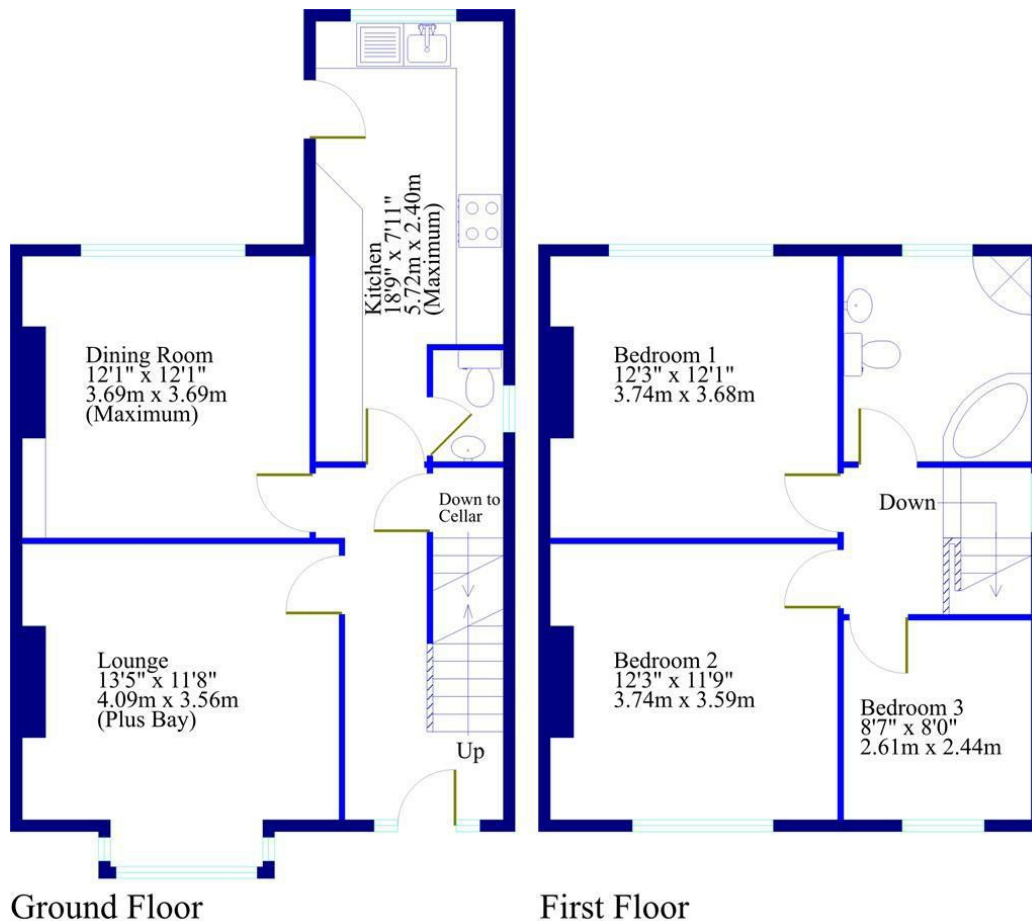
**Directions**  
SAT NAV HX3 ONN

### Viewings

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

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd

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