



6 Dryclough Lane, Halifax, West Yorkshire, HX3 OPE

Offers In The Region Of £220,000

- : Desirable Location
- : Attractive Accommodation
- : Easy Access to M62
- : 3 Double Bedrooms
- : Viewing Essential
- : Close to Outstanding Schools
- : Easy Access to Halifax Town Centre
- : Off Road Parking to the Rear
- : Basement Utility Room
- : Realistically Priced



## 6 Dryclough Lane, Halifax HX3 0PE

Situated in this extremely convenient and popular residential location close to Calderdale Royal hospital lies this stone built period residence providing deceptively spacious family accommodation on four floors. The property briefly comprises of an entrance hall, lounge, dining kitchen, basement utility room, 3 double bedrooms (one with en suite WC), a modern bathroom, garden to the front and off road parking to the rear.

the property provides excellent access to the local amenities of Skircoat Green & Savile Park, including outstanding schools as well as easy access to Halifax Town centre and The M62 motorway network.

The property provides a delightful family home and an internal inspection is strongly recommended to fully appreciate the accommodation provided.



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Council Tax Band: B



### ENTRANCE HALL

Front entrance door opens into the entrance hall with cornice to ceiling. One double radiator and a fitted carpet.

From the entrance hall door to

### LOUNGE

13'8" x 12'3"

With UPVC double glazed window to the front elevation. Feature fireplace incorporating fire surround with marble inset and coal effect living flame gas fire. One double radiator, TV point and a fitted carpet.

From the entrance hall door opens to the

### DINING KITCHEN

13'5" x 13'1"

Fitted with a range of modern wall and base units incorporating matching work surfaces with a double bowl stainless steel sink unit with mixer tap. Six ring gas hob with electric oven and grill beneath. Plumbing for integrated dishwasher. The kitchen has matching splashbacks with complementing colours to the remaining walls and a tiled floor. UPVC double glazed window to the rear elevation. One double radiator.

Door opens to cellar head with UPVC double glazed window to the rear elevation. Stone steps lead down to the

### BASEMENT UTILITY ROOM

12'7" x 13'1"

Housing the central heating boiler and providing useful storage space, and has the potential for a variety of uses.

From the entrance hall stairs with fitted carpet lead to the

### LANDING

With UPVC double glazed window to the rear elevation. Door to under-stairs cupboard providing useful storage facilities.

from the landing door opens to

### BEDROOM TWO

10'9" x 13'6"

This second double bedroom has a UPVC double glazed window to the rear elevation. Built-in wardrobe and one double radiator.

from the landing door opens to

### BEDROOM ONE

10'7" x 13'9"

This double bedroom has a UPVC double glazed window to the front elevation. One TV point, one double radiator and laminated wood flooring.

from the landing door opens to the

### BATHROOM

Fitted with a white four-piece suite incorporating hand wash basin in vanity unit, low flush W/C, panelled bath with mixer tap and a shower cubicle with shower unit. The bathroom is fully tiled with a panel ceiling incorporating inset spotlight fittings and matching tiled floor. UPVC double glazed window to the rear elevation.

From the landing stairs with fitted carpet lead to

### BEDROOM THREE

19'5" x 15'5"

This spacious double dormer bedroom could be split into two rooms required and has a large UPVC double glazed window to the front elevation, two double radiators and a fitted carpet. Access to under the eaves storage facilities.

Door opens to an

### EN SUITE

White two-piece suite incorporating hand wash basin in vanity unit and low flush W/C. Additional door opens to further under-eaves storage.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all main 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 is a flagged garden. To the rear, there is a flagged off-road parking area.



## Directions

SAT NAV HX3 OPE

## Viewings

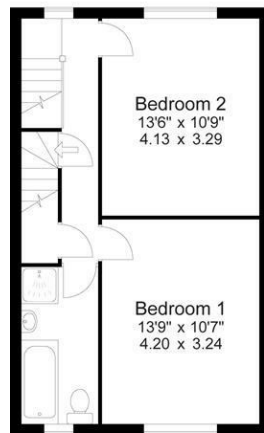
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>58</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 |

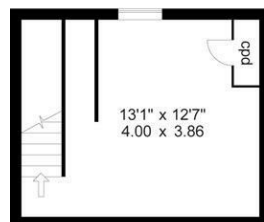
Approx Gross Floor Area = 1438 Sq. Feet  
= 133.6 Sq. Metres



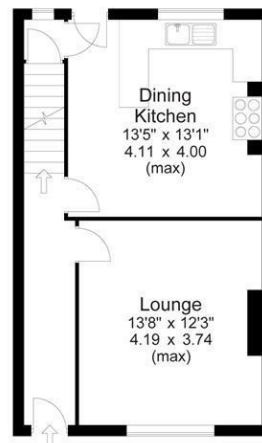
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.