



61 Plane Tree Nest Lane

Halifax, HX2 7PS

£199,500 Freehold





We are delighted to bring to market this end terraced property with the benefit of three bedrooms, two reception rooms and no upper chain, together with stunning views across the valley towards Norland. This is a pleasant residential position, away from the main road. The accommodation is laid out over three levels and would benefit from some internal modernisation and refurbishment, giving you the ideal opportunity to create a home suited to your own style and taste.

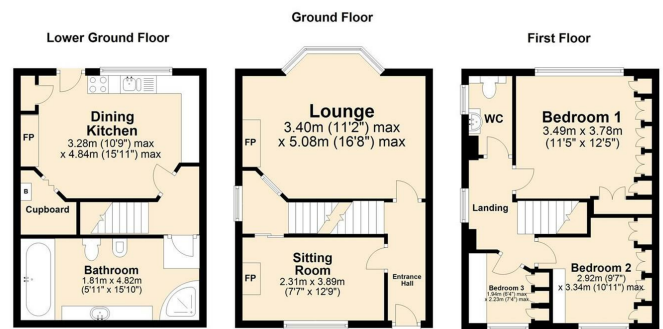
Location

Plane Tree Nest Lane is a pleasant residential street with a variety of properties on it and No.61 stands in a convenient position with patio garden to the rear which could be altered to create a parking space, whilst to the front there is a good sized decked patio area with views across the valley. Local schools are close by and Halifax town centre is only 5 minutes' drive away.

Accommodation

To the lower ground floor there is a good sized dining kitchen with a range of base, wall and drawer units with worktops incorporating a 1 & 1/2 bowl sink with mixer tap and drainer. With complementary tiling, a built-in cooker and hob, a fitted gas fire to the fireplace and a useful understairs storage cupboard houses the gas central heating boiler. An external door leads out to the patio/decked garden. The spacious bathroom enjoys a wash hand basin to a vanity unit with storage cupboards, low flush WC, bidet, shower cubicle and panelled bath together with complementary tiling. Continuing up to the ground floor, there is an entrance hall with uPVC external door leading out the rear patio garden at street level. A good sized lounge features a coal effect gas fire set within a stone fireplace and a large bay window takes full advantage of the panoramic views across the valley. Sitting room with gas fire and fireplace.

Located on the first floor, the main double bedroom has fitted wardrobes, drawer unit and dressing table and again takes full advantage of the views across the valley. The second double bedroom is at the rear of the property, again with fitted wardrobes and drawer units. The third bedroom is a single, currently used as an office with built-in desk and wardrobes with louvre doors. There is then a separate WC with wash hand basin to a vanity unit and half tiled walls. From the landing, a drop ladder gives access to a large loft room which is partitioned out, has storage cupboards and a Velux roof light. Externally, there is small enclosed yard to the rear of the property which could be opened up to create an off street parking space. To the front is a good sized garden with paved patio, decking and panoramic views.



Total area: approx. 103.2 sq. metres (1110.9 sq. feet)

Council tax band: B
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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