



4 Heath Hall

Halifax, HX1 2PN

£345,000 Freehold





This stone built Victorian terraced house offers a generous sized four bedroomed family home with period features and quality fittings. The accommodation is laid out over four levels, including a useful large keeping cellar/ utility room. There are pleasant enclosed private gardens to the rear and permit parking to the front.

Location

Heath Hall is a small private residential cul-de-sac of similar properties situated just off Huddersfield Road within walking distance of the town centre and close to the Shay football ground. Local schools are close by, the railway station is five minutes away and J24 of the M62 only ten minutes' drive making this therefore a highly convenient and pleasant residential position

Accommodation

There's a useful keeping cellar/utility room with sink unit plumbing for a washing machine and central heating boiler. On the ground floor is a generous sized Entrance Hall with modern composite external door, wood balustrade and spindles to the staircase. The Lounge at the front of the property has a living flame gas fire with pine and marble fireplace, bay window. A large Dining Kitchen has a log effect gas stove and Oak flooring. There is a range of cream fronted base units and wall units with complementary tiling. Integrated appliances include an electric hob, oven, dishwasher, fridge, and freezer. On the first floor, a Double Bedroom at the front of the property has fitted wardrobes the second Double Bedroom at the rear also has fitted wardrobes. The third Bedroom at the front of the property would be an ideal office for those working from home. The Shower Room was refitted at the beginning of 2024 and has WC wash hand basin and walk in shower cubicle with complementary tiling. Landing. On the second floor is a Double Bedroom and a further large Room ideal as an occasional Bedroom or Hobbies room. Large Store Room to the eaves .

At the front of the property is a flower bedded and shrub garden plus permit parking. To the rear is a delightful enclosed private garden with lawn area, flowerbeds, shrubs ,garden shed, outside light and tap.

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



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