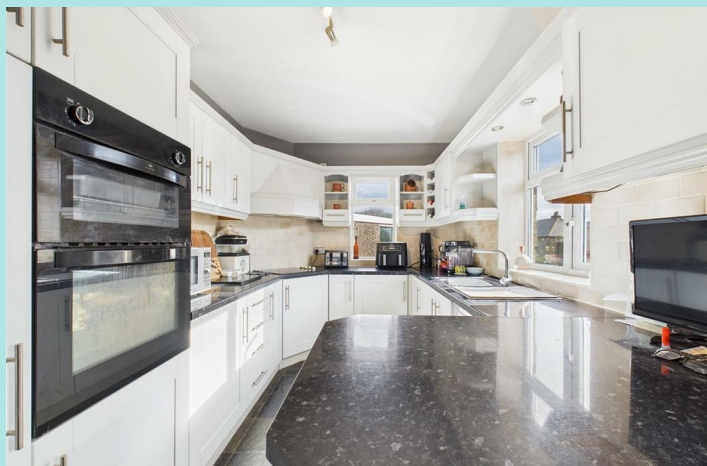


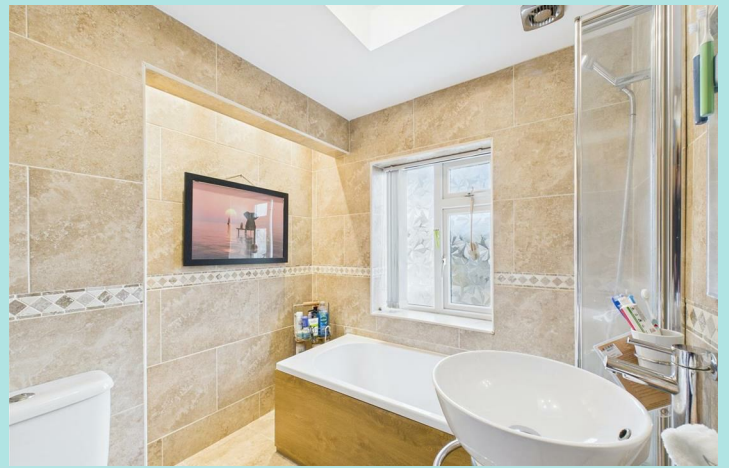


73 Paddock Lane

Halifax, HX2 0NT

Asking Price £250,000 Freehold





Occupying a generous corner-plot on the head of a cul-de-sac, situated in the much sought-after location of Highroad Well, 73 Paddock Lane is an extended, three double-bedroom semi-detached family home offering spacious and well-presented accommodation. The plot provides scope for further extension/building, subject to the relevant planning consents.

Location

The property is located at the head of a quiet cul-de-sac off Paddock Lane. Highroad Well is a popular residential location is close to several good local schools, including The Halifax Academy, and benefits from a wide variety of local amenities and shops, as well as easy access into Halifax town centre with both a Bus and Railway station.

Accommodation

Access is gained into the welcoming entrance hallway with a staircase rising to the first floor. The door to your right takes you though to the lounge. The spacious and cosy lounge has a large window to the front elevation flooding the room with natural light. A gas fire sits at the focal point with decorative Adam-style surround, with built-in storage to one alcove.

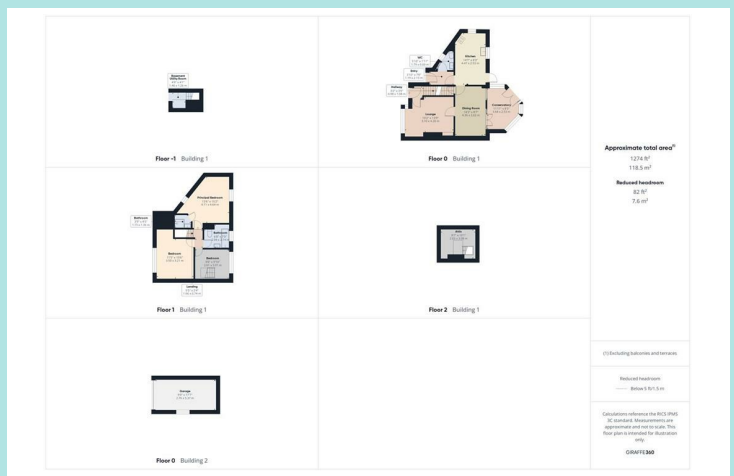
A door then leads through to the dining room/sitting room offering a versatile second reception room, in turning leading on to the kitchen and the conservatory which enjoys an outlook and has French doors leading out to the rear garden. A door leads down to a small cellar providing useful storage space.

The breakfast kitchen offers a range of shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven and four-ring hob with extractor above. Doors lead out to the rear elevation and to an inner hallway which provides a second entrance from the front and accesses a cloakroom with w/c and wash-hand basin.

Rising to the first floor landing providing access to three bedrooms and the house bathroom. The spacious principal bedroom has dual-aspect windows enjoying an outlook over the garden and benefits from built-in wardrobes. A fully-tiled en-suite with three-piece suite comprises a w/c, wash-hand basin and walk-in shower cubicle.

A further bedroom positioned to the front of the property benefits from built-in wardrobes while the bespoke, fully tiled house bathroom boasts a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment. The final double bedroom is positioned to the rear of the property, with a staircase rising to to a mezzanine level attic space with velux skylight.

Externally, to the front of the property, a well-established garden is adjacent to a shared driveway, providing off-street parking for two cars, leading to a detached single garage with power, lighting and up-and-over door, providing further secure parking. To the rear, a raised patio seating area is accessed from the conservatory and kitchen, with steps then leading down to a very generous lawn and further patio seating area.



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

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