

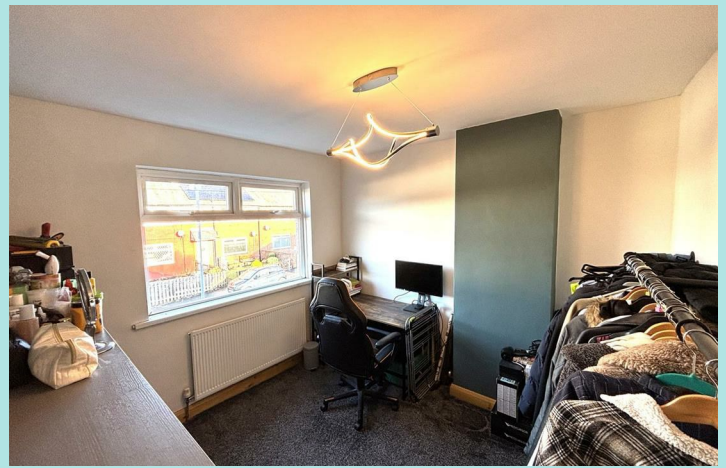


183 Backhold Drive

Siddal, Halifax, HX3 9DX

Offers Around £150,000 Freehold





Constructed from classic red brick and pebbledash, this semi-detached home has been thoughtfully refurbished, ensuring a fresh and contemporary feel. Recent renovations include a new kitchen, all new internal doors, new feature radiators, a full electrical re-wire, replastering and the boiler has been reconditioned. The property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals. In addition, a driveway provides off-road parking, and there is both a front garden and an enclosed rear garden.

Location

Backhold Drive is accessed from Park Lane; close to Park Lane Academy and Siddal Rugby League football ground, with Siddal Primary School and the doctors surgery both just a short distance away. Siddal is a popular residential location, convenient for Halifax town centre and all its amenities including the railway station, and enjoys easy access to the M62 motorway, Southowram and Calderdale Royal Hospital.

Accommodation

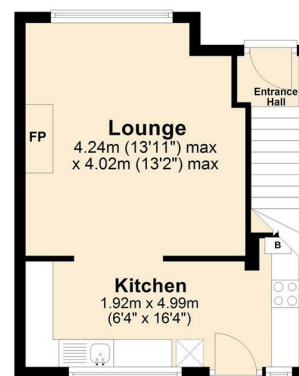
A uPVC front door opens into the kitchen which enjoys a good range of dark blue base, wall and drawer units. Complementary wood effect worktops incorporate a four ring gas hob, and a sink with drainer and mixer tap over. There is an integrated double electric oven, plumbing for a washing machine, space for a dryer and freestanding fridge freezer. An open archway leads into the good sized lounge with engineered Oak flooring, twin vertical radiators, and a large window to the rear elevation overlooking the garden. The focal point of the room is the log effect electric fire positioned to the chimney breast. An enclosed entrance hall to the rear has a further uPVC door which leads to the rear garden.

Continuing up the first floor where the principal bedroom is set to the rear with a window overlooking the garden, with a small, useful storage cupboard to the side of the chimney breast and a vertical radiator. A second, smaller double bedroom is set to the front of the property and is currently utilised as a home office/dressing room. Completing the accommodation, the adjacent house bathroom enjoys a white three piece suite comprising: wash hand basin set within a vanity unit, WC and bath with shower over.

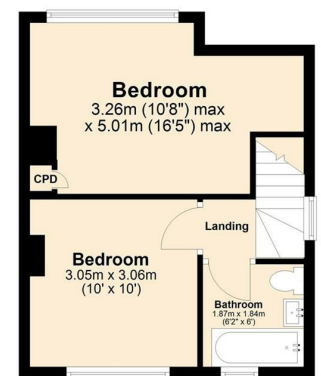
Externally, there is a tarmacadam driveway which provides off-road parking for two cars. There is a useful outside tap and external cubby hole to the side elevation. A small front lawn is bordered by mature shrubs and slate chippings. A gated fence encloses the rear garden which enjoys a further lawn with planted border and useful garden shed which has recently been re-roofed. Boundaries are fence and mature hedges, and a tarmac pathway leads around the rear of the house.



Ground Floor



First Floor



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

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