



8 New Lane, Siddal, Halifax, HX3 9AH  
£245,000

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Nestled in the sought-after area of Siddal, Halifax, this beautifully presented end terrace home offers an ideal blend of comfort, style, and convenience. With four generously sized bedrooms, including a master suite with a private en suite, this property is perfect for families or those seeking extra space.

The home boasts two inviting reception rooms, including a charming dining area that opens onto the rear garden terrace—ideal for entertaining or enjoying al-fresco dining. The generous rear gardens provide a wonderful outdoor retreat, perfect for summer gatherings, while offering far-reaching views across Halifax from both the garden and rear elevation.

Conveniently located, this property offers easy access to Halifax town centre, making it a fantastic choice for those seeking local amenities, schools, and excellent transport links.

With its blend of modern living and picturesque surroundings, this spacious home presents a fantastic opportunity - don't miss your chance - schedule a viewing today to make this charming home your own.









## GROUND FLOOR:

Enter the property via a composite external door into:-

### Entrance Hall

Having wood effect, Parquet style flooring. There is also dado rail décor, ceiling coving, a contemporary vertical radiator and stairs which give access to the first floor.

### Bedroom 4/Study

7'8" x 9'0" (2.34m x 2.74m)

Currently presented as a study, this room would also make an ideal 4th bedroom. Positioned to the front of the property, having a central heating radiator and uPVC window.

### Lounge

19'8" max x 10'9" max (5.99m max x 3.28m max)

This generously proportioned lounge is positioned to the rear of the property, enjoying far reaching views through the uPVC window. There is also a central heating radiator, 3 wall light points, ceiling coving and featuring a solid fuel fireplace with timber surround. A door gives access to the lower ground floor.



## LOWER GROUND FLOOR:

### Kitchen

12'4" x 12'0" max (3.76m x 3.66m max)

This good sized breakfast kitchen has two uPVC windows to the front and side elevations and is fitted with a range of matching wall and base units with solid wood doors and complementary work surfaces incorporating a ceramic sink with side drainer and mixer tap. Also built-in to the kitchen is a 5 burner gas hob, double oven, built-in dishwasher, washing machine and fridge freezer. There is also tiling to the floor and a contemporary vertical radiator. Open access can then be gained into the utility.

### Utility

Fitted with matching cabinets and work surfaces.

### Dining Room

14'8" x 11'1" max (4.47m x 3.38m max)

This well presented dining room has uPVC French doors which give direct access to the rear gardens. The focal point of the room is an open fireplace with feature timber mantel, stone





hearth and electric stove. There is also a contemporary vertical radiator, wood effect Parquet style flooring, useful understairs store cupboard and an internal stained glass window into the kitchen.

## FIRST FLOOR:

### Landing

With dado rail décor, uPVC window to the rear and a central heating radiator.

### Master Bedroom

12'6" max x 14'0" max (3.81m max x 4.27m max)

This spacious double bedroom is positioned to the front of the property, having a central heating radiator and uPVC window. There is also dado rail décor, ceiling coving and a built-in storage cupboard. A door also provides access to the en suite.

### En suite Shower Room

Furnished with a modern 3 piece white suite incorporating a low flush WC, wall mounted wash hand basin and corner shower unit with thermostatic mixer shower. There is tiling to the floor, a vertical radiator, extractor fan and tile effect panelling to the walls.

### Bedroom 2

9'3" x 8'0" max (2.82m x 2.44m max)

Taking full advantage of the far reaching rear views, this bedroom has a uPVC window and central heating radiator.

### Bathroom

Furnished in a modern 3 piece white suite incorporating a low flush WC, wall mounted wash hand basin and panelled bath with shower attachment. There is also part tiling to the walls, a fully tiled floor, a chrome ladder style heated towel rail, extractor fan and uPVC window.

## SECOND FLOOR:

### Bedroom 3

13'10" max x 12'7" max (4.22m max x 3.84m max)

This light and spacious attic bedroom has 2 central heating radiators and 2 large Velux windows, with a further uPVC side window.

### OUTSIDE:

To the front of the property there is an area of enclosed paved garden. The extensive rear garden comprises of a spacious enclosed patio and steps which lead down to a second patio area, further generous lawned area, trees and storage shed.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Halifax via South Parade and at the roundabout turn left on to Water Lane. Passing under the bridge, bear right into Siddal New Road and shortly after turning right on to Whitegate, continue up the cobbled hill, where New Lane will be found as the first turning on the right hand side. The subject property will be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range

of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

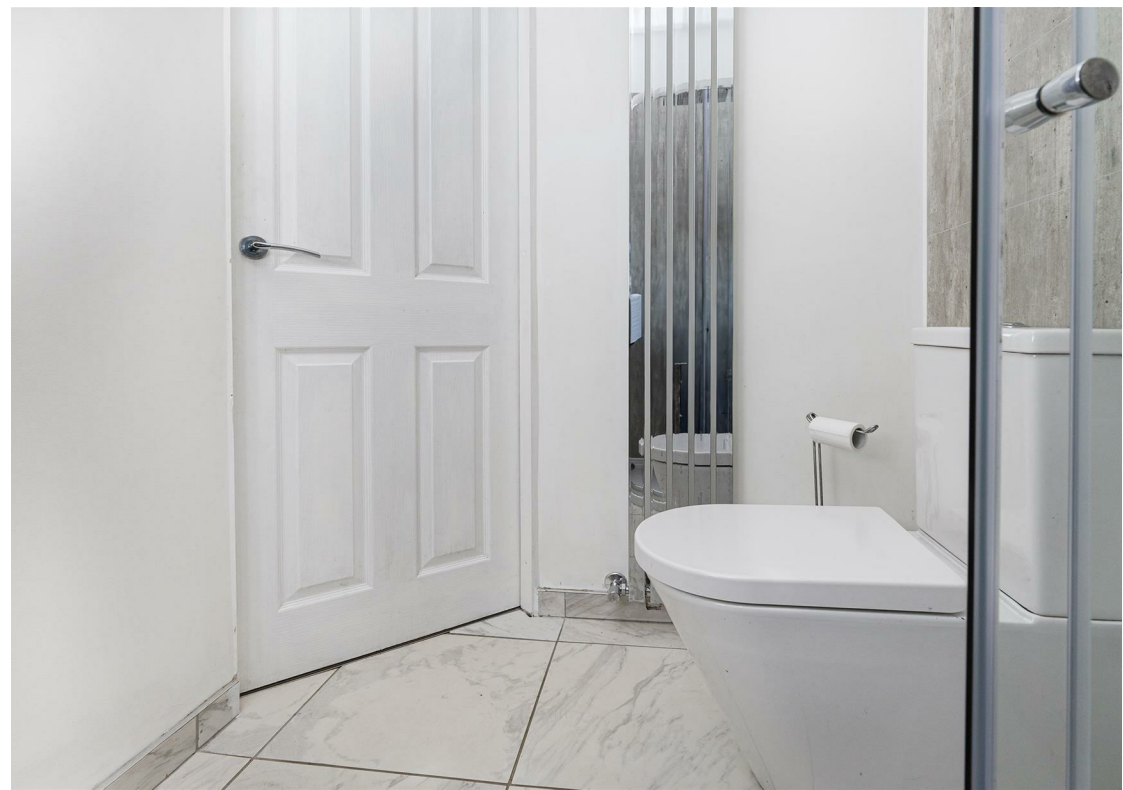
### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01422 374811.

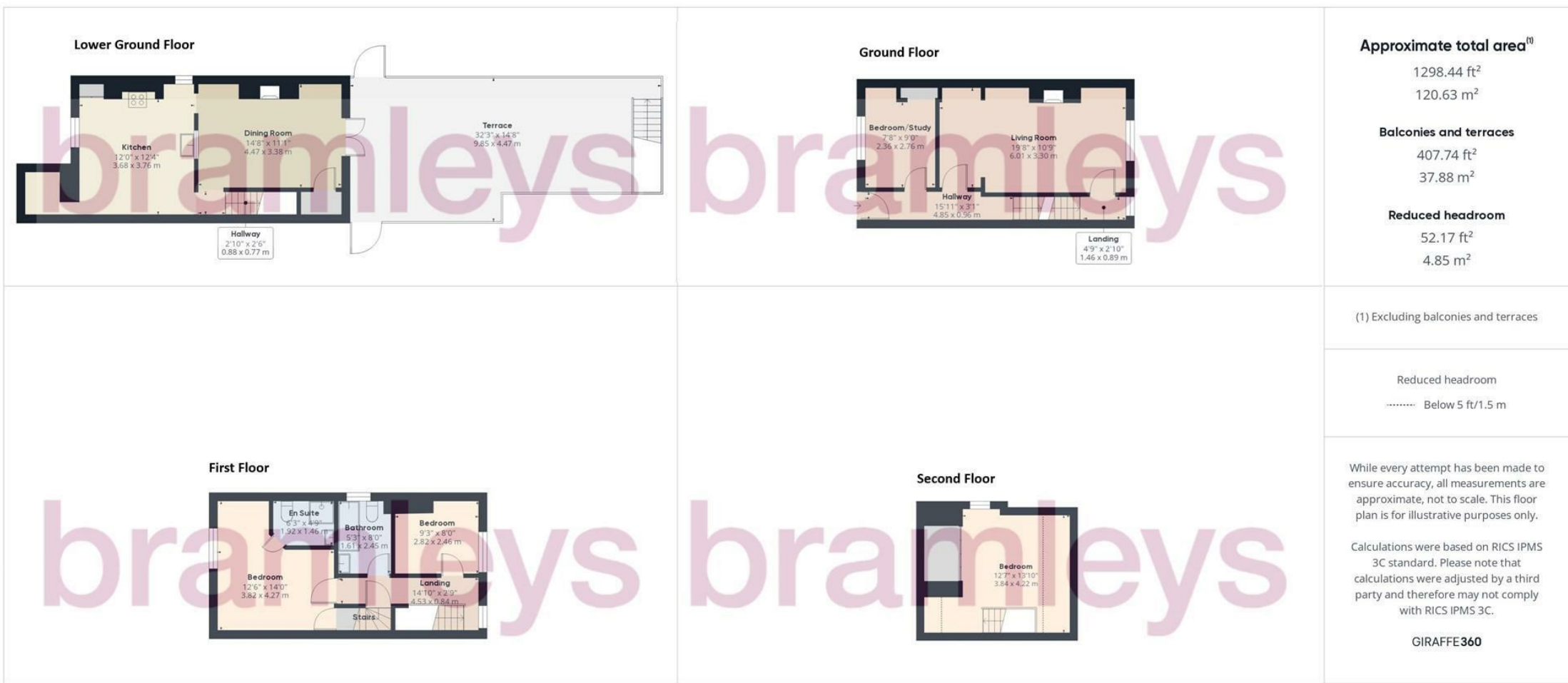












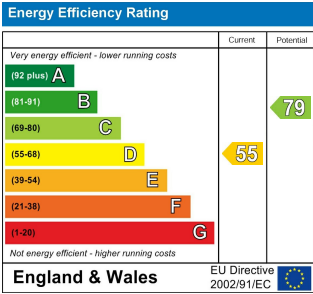
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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