



## 17 Sandhall Lane

, Halifax, HX2 0DJ

£350,000

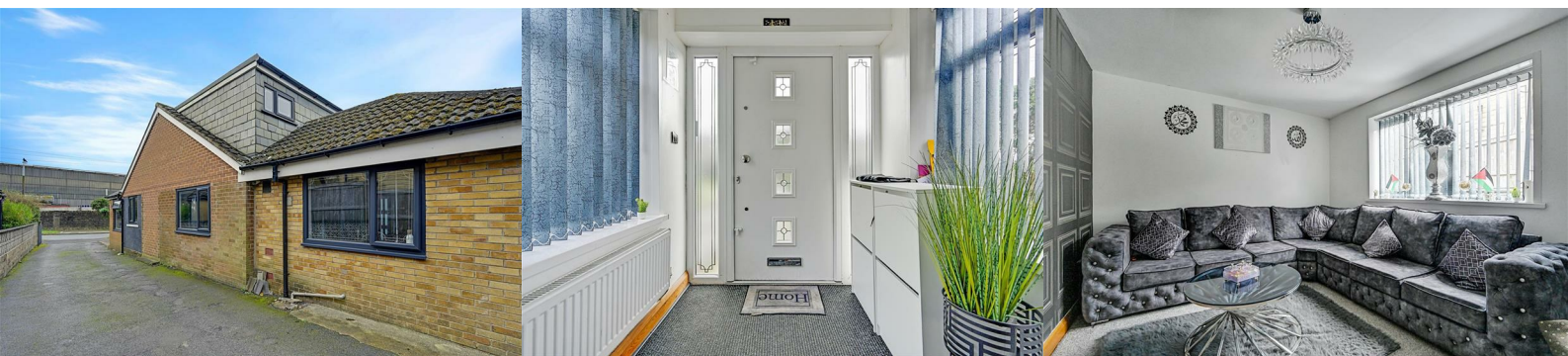


Dwellings Estate Agents are pleased to present this charming six-bedroom family home, situated in a sought-after location with excellent access to local amenities and transport links.

Immaculately presented, this property offers spacious and versatile accommodation over two floors. The ground floor boasts a welcoming lounge, a generous kitchen/dining area perfect for family gatherings, three well-sized bedrooms, and a modern family bathroom. The kitchen opens out to the rear garden, providing a seamless indoor-outdoor living experience.

The first floor comprises three additional bedrooms, a contemporary bathroom, and useful eaves storage, adding to the practicality of the home.

Externally, the property features off-road parking and a beautifully maintained garden with a patio area, ideal for entertaining or relaxing with family and friends. This property provides the perfect blend of comfort, space, and convenience, making it a wonderful family home.



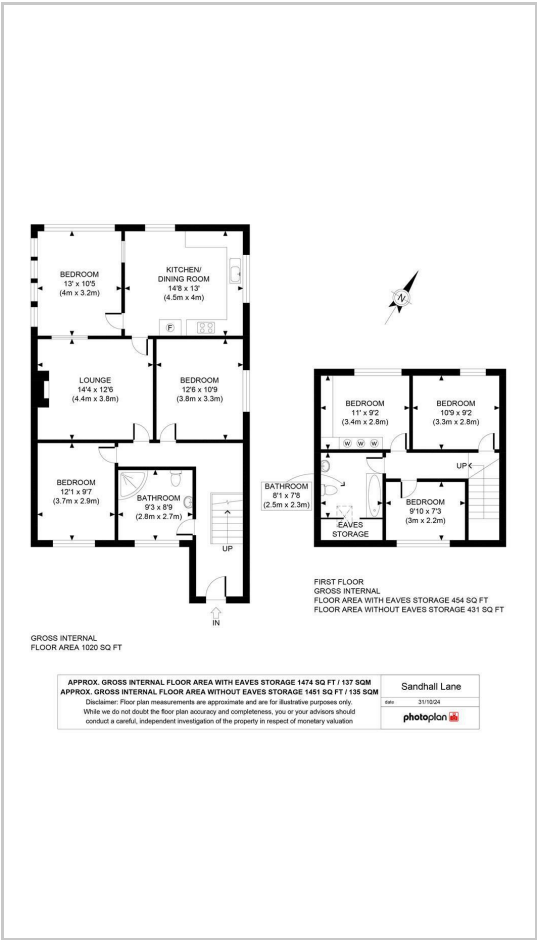


- LOUNGE 14'5" x 12'5" (4.4m x 3.8m)
- KITCHEN/DINING ROOM 14'9" x 13'1" (4.5m x 4m)
- BEDROOM ONE 13'1" x 10'5" (4m x 3.2m)
- BEDROOM TWO 12'5" x 10'9" (3.8m x 3.3m)
- BEDROOM THREE 12'1" x 9'6" (3.7m x 2.9m)
- BATHROOM 9'2" x 8'10" (2.8m x 2.7m)
- BEDROOM FOUR 11'1" x 9'2" (3.4m x 2.8m)
- BEDROOM FIVE 10'9" x 9'2" (3.3m x 2.8m)
- BEDROOM SIX 9'10" x 7'2" (3m x 2.2m)
- FAMILY BATHROOM 8'2" x 7'6" (2.5m x 2.3m)

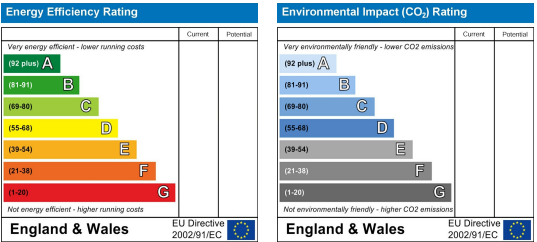
Area Map



Floor Plans



Energy Efficiency Graph



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