



WAINHOUSE
PROPERTIES



17 LOVE LANE HALIFAX

£399,550
FREEHOLD

Situated in this highly desirable and much sought after residential location lies this three bedroomed semi - detached property providing spacious family accommodation. This delightful property briefly comprises of an Entrance hall, spacious Lounge, a fitted kitchen, dining room, downstairs cloakroom, conservatory, three Good Sized Bedrooms to the first floor, house bathroom, parking for approx 5 vehicles and Mature Gardens. The property provides excellent access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a spacious residence in this much sought-after location and as such an early appointment to view is strongly recommended.



• FULL OF CHARACTER • SEMI DETACHED PROPERTY • THREE BEDROOMS • TWO RECEPTION ROOMS

Entrance

Providing access to all living accommodation along with staircase to the first floor and door to cloakroom providing storage.

Dining Room

Large reception room with feature fireplace with marble surround and hearth. Built in display units, double glazed window and radiator.

Downstair WC

With WC, wash basin fitted to built in storage units and frosted double glazed window.

Living Room

Spacious living room with feature fireplace with gas fire. Double glazed window which looks into the conservatory, doors that lead to the kitchen and cellar and further double door to:

Conservatory

Double glazed windows to three sides, inset spot lighting and double doors leading to the garden. The conservatory has recently had a new roof fitted.

Kitchen

Fitted kitchen cupboards with complementary work surfaces. Integrated fridge freezer, dishwasher, oven with hob and extractor overhead. Access door leads to the garden.

Cellar

With lighting and electrics, used for storage.

First Floor Landing

U-shaped staircase leads to the first floor allowing access to all other accommodation with loft access point and feature stained glass window to the ceiling.

Bedroom One

Double room with two double glazed windows, radiator and feature fireplace.

Bedroom Two

Double room with fitted wardrobes and drawers along with fitted unit surrounding the bed. Two double glazed windows and radiator.

Bedroom Three

Single room with radiator, double glazed window and inbuilt storage cupboard

Bathroom

Four piece suite comprising of WC, wash basin, bath with jacuzzi jets and single shower cubical. Partly tiled walls, chrome heated towel rail, inset spot lighting, frosted double glazed window and built in storage cupboard.

WC

With WC and wash basin fitted to a wooden surround.

Externally

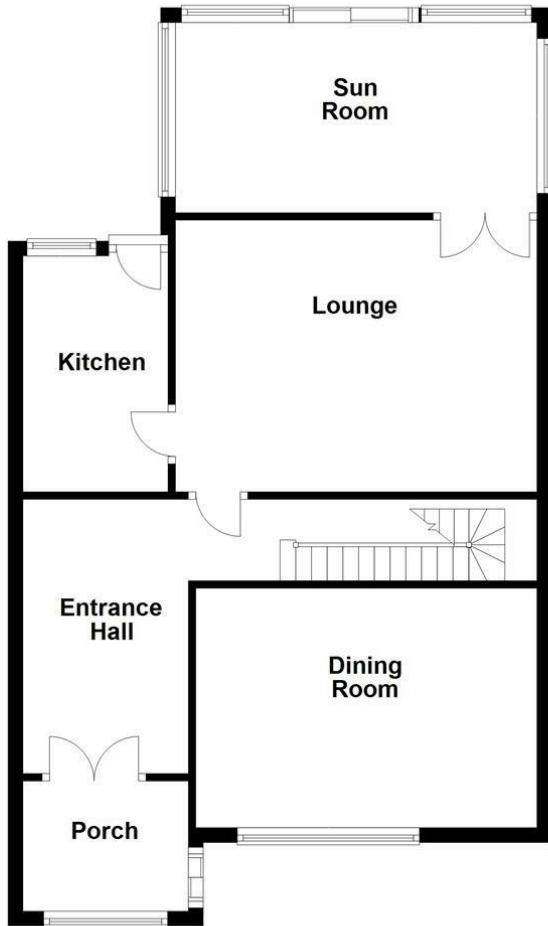
Externally the property benefits from a small garden area to the front with mature trees and shrubs with a pathway leading to the front door, the rear garden has a wonderful seating area under a gazebo with further mature trees and lawned area. There is parking for approx five vehicles. Outdoor storage currently providing a utility space and further out building for storage.



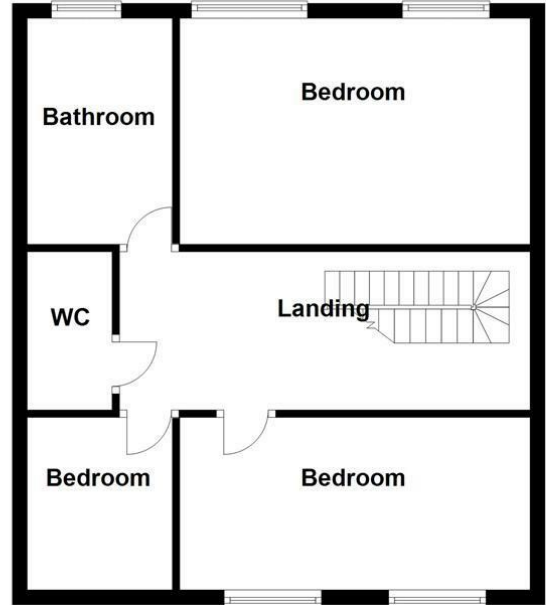
• CONSERVATORY • CLOSE TO HALIFAX TOWN CENTRE • SUBSTANTIAL OUTDOOR SPACE • AMPLE PARKING



Ground Floor



First Floor



To be used as a guide for illustration purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Croft Myl
Croft Myl West Parade
Halifax
HX1 2EQ

01422 652 317
sales@wainhouseproperties.co.uk
<https://wainhouseproperties.co.uk/>

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