



**WAINHOUSE**  
PROPERTIES



## 3 SOUTH LANE HALIFAX

**£219,950**  
**LEASEHOLD**

Welcome to this charming property located on South Lane in Shelf, Halifax. This delightful house boasts a modern interior that is sure to impress. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones featuring a newly fitted media wall. The property features three generously sized bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest room, two bathrooms, and kitchen. The summerhouse in the garden offers a tranquil retreat where you can unwind and enjoy the beautiful outdoor space. Externally there is parking for two vehicles and large garden. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on South Lane.



• DUPLEX PROPERTY • THREE DOUBLE BEDROOMS • HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT

### Entrance

Access to all downstairs living accommodation with radiator and door to:

### Kitchen

Fitted wall and base units with stainless steel sink and drainer, integrated oven with hob and extractor overhead. Plumbing for a washing machine and space for a fridge freezer, double glazed window to the side.

### Living Room

Modern spacious room with feature media wall housing a bespoke fitted feature fire. Double doors lead to a terraced area overlooking the rear garden. Further double glazed window to the side and radiator.

### Bathroom

Three piece suite comprising of WC, wash basin and paneled bath. Part tiled walls, chrome heated towel rail and double glazed window.

### Bedroom Two

Double room with double glazed window to the front and radiator.

### Bedroom Three

Double room with double glazed window to the rear and radiator.

### First Floor

#### Bedroom One

Master room with double glazed window to the side and velux windows. Recently fitted wardrobes providing ample storage space.

### Bathroom

Large bathroom with WC, wash basin, free standing bath and shower cubical. Two velux windows, chrome heated towel rails and part tiled walls.

### External

To the front there is gated access to the front door with lawned garden. Further steps to the side of the property allowing access to the rear of the house where there is a substantial garden. Two parking spaces, decked seating area overlooking the hillside and fantastic summerhouse which has power.

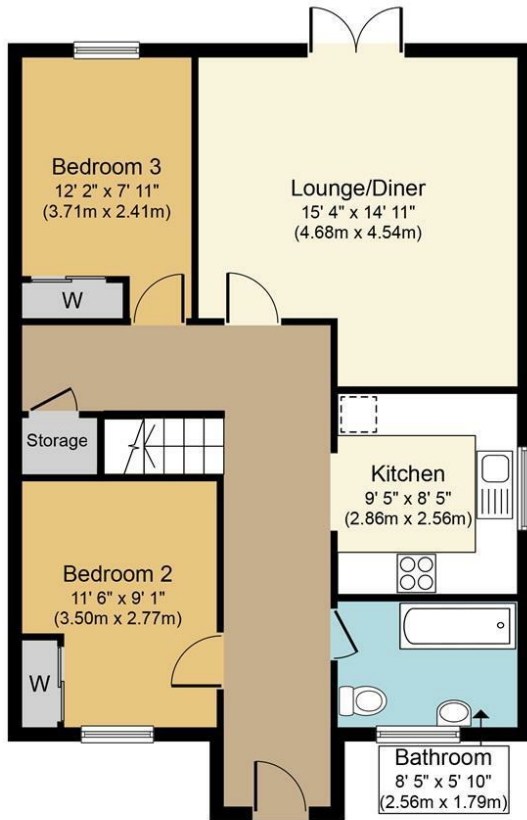
### Additional

Please note this is a leasehold property but there are no annual charges to own this home. The duplex property is the top two floors, there is a separate property on the ground floor which is owned by someone else that has its own access.

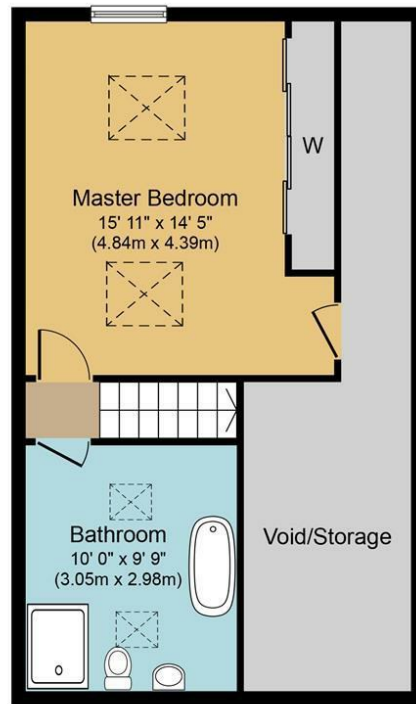


• SPACIOUS LOUNGE WITH MEDIA WALL • TWO BATHROOMS • PARKING FOR TWO VEHICLES • LARGE REAR GARDEN • SUMMERHOUSE





**Ground Floor**  
Approximate Floor Area  
742 sq. ft.  
(68.9 sq. m.)

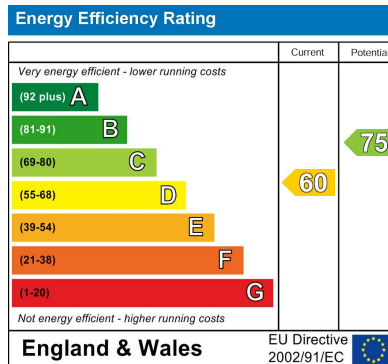


**First Floor**  
Approximate Floor Area  
563 sq. ft.  
(52.3 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Croft Myl  
Croft Myl West Parade  
Halifax  
HX1 2EQ

01422 652 317  
[sales@wainhouseproperties.co.uk](mailto:sales@wainhouseproperties.co.uk)  
<https://wainhouseproperties.co.uk/>

