



**WAINHOUSE**  
PROPERTIES



## 39 HAUGH SHAW ROAD HALIFAX

**£250,000**  
**FREEHOLD**

Wainhouse Properties are please to market this four bedroom end terrace on Haugh Shaw Road in Halifax. The property briefly comprises of a spacious living room, kitchen diner, three bedrooms and a shower room to the first floor and further fourth bedroom, reception room and shower room to the lower ground floor which could be used as self contained accommodation as it has its own access door externally. Outside there is gated access and paved patio seating areas to two sides. The property is full of character throughout with high ceilings, deep skirting boards, ceiling rose and coving. Internal viewing is essential to appreciate the size of the property.



• END TERRACED PROPERTY • FOUR BEDROOMS • TWO SHOWER ROOMS • SPACIOUS LIVING ROOM

### Entrance Hallway

Access via a UPVc front door with staircase to the first floor, radiator, door to the lower ground floor and further door to:

### Living Room

Spacious room with corner double glazed window to the front and radiator.

### Kitchen Diner

Fitted floor and wall units with complementary work surfaces incorporating a sink and drainer. Integrated double oven, hob and extractor fan. There is space for a free standing fridge freezer, dishwasher and plumbing for a washing machine. Two double glazed windows to the front, one to the rear, radiator and side access door to the garden patio area.

### First Floor

Landing with double glazed window to the side, loft access point and door to:

### Bedroom One

Double room with double glazed window, radiator and fitted storage

### Bedroom Two

Further double room with double glazed window and radiator.

### Bedroom Three

Single room with double glazed window and radiator.

### Shower Room

Comprising of WC, wash basin and double shower cubical. Frosted double glazed window and extractor fan.

### Lower Ground Floor

### Bedroom Four

Double room with double glazed window and radiator.

### Reception Room

Having a PVCu access door, inset fireplace and fitted units with a stainless steel sink and drainer. Door leads to the boiler and further door leads to:

### Shower Room

With WC, wash basin and shower cubical.

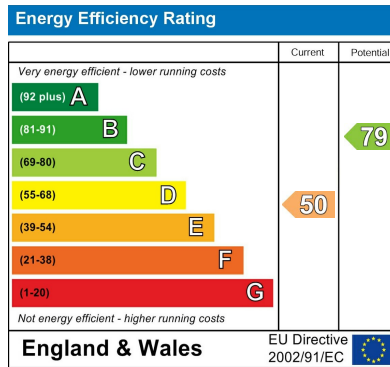
### External

The property benefits from patio garden, seating area to two sides of the property. There is gated access to the front and side and paved steps lead down to the lower ground floor.



- KITCHEN DINER WITH INTEGRATED APPLIANCES • LOWER GROUND FLOOR PROVIDES A SELF CONTAINED LIVING SPACE • PATIO GARDEN TO THREE SIDES





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](mailto:sales@wainhouseproperties.co.uk)  
<https://wainhouseproperties.co.uk/>

  
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