

# Chapters



151 HIGHROAD WELL LANE  
HALIFAX

£210,000  
FREEHOLD

Chapters are pleased to market this property on Highroad Well Lane, an excellent opportunity for those seeking a comfortable and spacious home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. Upon entering, you are welcomed into a generous living room that offers a warm and inviting atmosphere. The heart of the home is undoubtedly the spacious kitchen diner which has double doors leading out to the decked rear garden. Additionally, the garage has been thoughtfully converted into an extra room, providing versatility for use as a home office, playroom, or guest accommodation, depending on your needs. This added space enhances the functionality of the property, catering to modern living requirements. Outside, there is off-road parking available and a large rear garden. This property is not only a lovely home but also a fantastic investment in a desirable area. With its combination of space, functionality, and potential, it is sure to attract interest. Do not miss the chance to make this delightful house your new home in Halifax.





• SEMI DETACHED PROPERTY • TWO DOUBLE BEDROOMS • MASTER WITH A DRESSING AREA

### Entrance

Access via a composite front door with staircase to the first floor, radiator and door to:

### Living Room

Double glazed bay window to the front, radiator and gas fire with surround. Door to:

### Dining Kitchen

Spacious room with matching wall and base units and complementary work surfaces that extend to the breakfast bar. Stainless steel sink and drainer, integrated oven, extractor fan and space for a fridge freezer, plumbing for a dishwasher, double glazed window to the rear of the property, and double doors leading to the garden.

### Utilitly Room

Creating good storage space with side access door and plumbing for a washing machine.

### Bedroom One

Comprising of two radiators and two double glazed windows. Dressing area to the side of the bedroom creating good storage space.

### Bedroom Two

Double glazed window to the front of the property and radiator.

### Bathroom

Three piece suite including w/c, wash basin and bath with over head shower, chrome towel radiator with fitted mirror storage cupboard, tiled walls and frosted double glazed window.

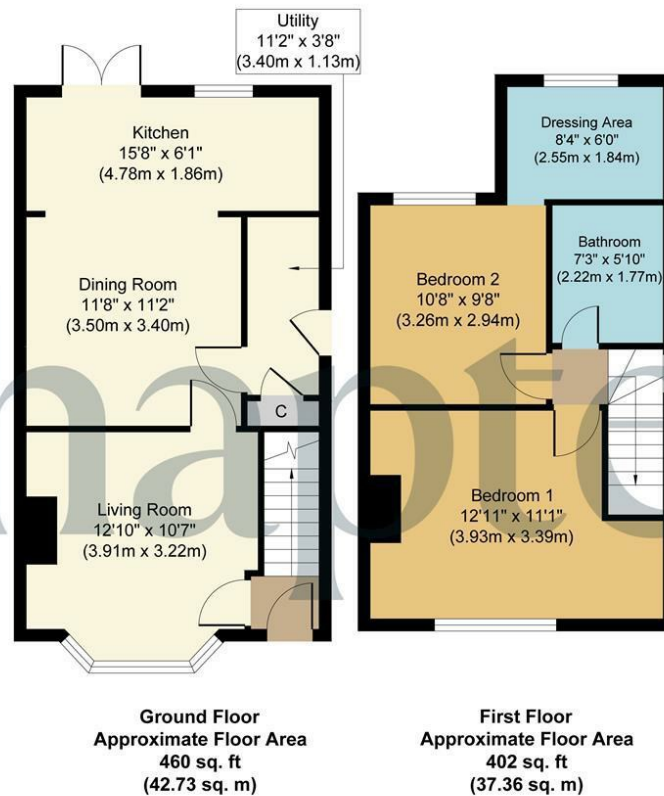
### External

Off road parking to the front of the property, to the rear there is a decked seating area and large lawn garden along with detached garage which is currently used as an occasional room, this has been fully insulated completed with windows and UPVC door.



- LIVING ROOM • SPACIOUS DINING KITCHEN • UTILITY AREA • OFF-ROAD PARKING • DETACHED GARAGE • ENCLOSED REAR GARDEN





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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Chapters  
40 Wharf Street  
Sowerby Bridge  
HX6 2AE

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

Chapters