



Heath Lea, Halifax HX1 2BX

welcome to

Heath Lea, Halifax

This pleasant family home is set within a quiet and well-established residential area of Halifax. The property offers comfortable and well-proportioned living accommodation, making it ideal for families or those seeking a settled home in a convenient location.



Entrance Hall

The entrance hall comprises of laminate flooring, wood door to the front and side.

Lounge/Dining Room

23' 2" x 11' 8" (7.06m x 3.56m)

The lounge/dining room comprises of laminate flooring, ceiling light point, gas central heating radiators, fitted fire with mantel piece. sliding door leading to the conservatory.

Kitchen

14' 4" x 9' 5" (4.37m x 2.87m)

The kitchen comprises of tiled flooring, ceiling light point, matching wall and base units with work top over, integrated appliances, oven and hob, gas central heating radiator, UPVC double glazed windows to the rear elevation.

Conservatory

11' 9" x 9' 5" (3.58m x 2.87m)

The conservatory comprises of laminate flooring, UPVC double glazed windows, French door leading to the rear entrance.

Landing

The landing comprises of carpet flooring, ceiling light point, loft hatch door.

Bedroom One

13' 6" x 8' 8" (4.11m x 2.64m)

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

Bedroom Two

13' 2" x 8' 1" (4.01m x 2.46m)

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

En-Suite

The En-suite comprises of tiled walls and flooring, fitted vanity unit with wash basin, low level W/c, gas central heating radiator, fully fitted shower, UPVC double glazed window to the front elevation.

Bedroom Three

9' 8" x 8' 1" (2.95m x 2.46m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Four

9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring, ceiling light point, back to wall W/c, fitted vanity unit with wash basin, walk in shower, chrome central heated towel rail, UPVC double glazed window to the rear elevation.

Downstairs W/C

The downstairs W/c comprises of tiled flooring, ceiling light point, gas central heating radiator, Low level W/c, wash basin.

Garage

16' 4" x 7' 11" (4.98m x 2.41m)

The garage comprises of electric power points, up and over door.

Externally

Externally the property benefits from a driveway and garage with a large rear lawned garden.



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welcome to

Heath Lea, Halifax

- FOUR BEDROOM DETACHED PROPERTY
- MARKETED AT OFFERS OVER £350,000
- IDEAL FOR MODERN FAMILY LIVING
- DRIVEWAY LARGE REAR GARDEN AND A GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115397 - 0004

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