



## 28 Albert Drive, Halifax, HX2 0HU

£245,000

- Extended end-terrace with spacious, versatile layout
- Two reception rooms plus dedicated dining area
- Recently fitted kitchen with pantry and garden views
- Three large double bedrooms plus loft conversion
- Off street parking and large garage
- Walking distance to Halifax and rural areas



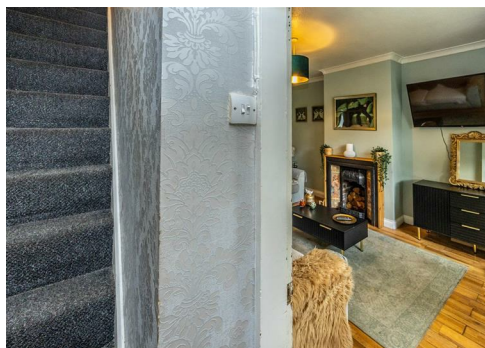
# 28 Albert Drive, Halifax HX2 0HU

## SPACIOUS EXTENDED STONE BUILT END-TERRACE

Extended end-terrace offering generous, flexible living across two floors, with multiple reception rooms, a recently fitted kitchen, and a large master suite — all within a friendly community close to schools, shops, and countryside walks.



Council Tax Band: A



## GROUND FLOOR

A welcoming entrance hallway leads, via a glass-panelled door, to the front reception room, which features an original, carefully sourced fireplace and contemporary décor. A large front-facing window fills the space with natural light.

To the rear, the recently fitted kitchen is equipped with a ceramic hob, electric oven, and extractor fan, complemented by low-level storage units and high-level cupboards including a useful pantry. There is ample space for a freestanding American-style fridge freezer, and the washing machine is currently housed here. Two windows overlook the rear garden.

An open doorway connects the kitchen to the dedicated dining area, where French doors open onto the private, fully paved rear garden with established borders and fencing for a secluded feel. Side steps lead down to the lower level off-street parking area and large double garage. To the side of the house, a further patio area sits amongst mature trees.

Off the dining room is a practical utility space with shelving, ideal for additional household storage and currently accommodating a tumble dryer.

A second reception room, forming part of the property’s extension, is also positioned at the front of the house. Contemporary in style, it benefits from a large window overlooking the front garden.

The front garden is enclosed by high fencing for privacy, featuring a lawn, raised beds, and paved sections. The original double gate access could be reinstated if desired, although off-road parking is also available to the side.

## FIRST FLOOR

The spacious master suite spans the full width of the property and enjoys a dual aspect with windows to the front and rear. A recessed nook offers potential for a private home office or the addition of an en-suite bathroom. There is generous space for freestanding wardrobes and bedroom furniture.

The large family bathroom features both a full-sized bath and a separate shower cubicle, with the space benefiting from the integration of both the original and extended sections of the

home.

A double bedroom at the rear overlooks the garden and includes a walk-in storage unit, currently in use as a wardrobe.

A further double bedroom at the front offers a walk-in closet with fitted shelving and additional storage space.

## SECOND FLOOR

A full staircase leads to the loft conversion, with a Velux window providing natural light. This versatile space is ideal as a home office, or gaming area, and includes two generous storage cupboards in the eaves.

## OUTSIDE & LOCATION

This property offers substantial indoor and outdoor space and must be viewed to be fully appreciated. The surrounding neighbourhood has a welcoming community feel, with well-kept homes and convenient access to local schools primary and secondary schools.

Amenities such as Asda and other supermarkets are nearby, and Halifax town centre is within walking distance (approximately 30 minutes). For those who enjoy the outdoors, the rural walks around Mount Tabor are also within easy reach.

## Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.











