



Phoebe Lane, Halifax, HX3 9AS
Offers Over £210,000

E&H Holmes
ESTATE AGENTS

Offered to the market for the first time since new, this well-maintained three-bedroom semi-detached home was built in the 1980s and has been lovingly cared for by the same owner throughout its history.

The property provides spacious and practical accommodation, comprising a bright through lounge/dining room, fitted kitchen, two generous double bedrooms, and a further single bedroom. While presented in good order throughout, the home offers excellent potential for cosmetic updating, allowing purchasers to personalise the property to their own taste and style.

Externally, the property enjoys attractive landscaped gardens to both the front and rear, creating pleasant outdoor spaces for relaxation and entertaining. A driveway provides ample off-road parking for two or more vehicles.

Situated in the popular residential area of Siddal, close to local amenities, schools, and transport links, this is a rare opportunity to acquire a cherished family home with scope to add value and create a long-term residence.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Lounge 14'2" x 12'2" (4.323 x 3.722)

Electric fireplace. Understairs cupboard housing boiler. Radiator. UPVC double glazed window to front elevation.

Dining Room 8'7" x 7'11" (2.632 x 2.430)

Open plan to Lounge. Radiator. UPVC double glazed window to rear elevation.

Kitchen 9'1" x 6'10" (2.778 x 2.103)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric cooker point. Plumbing for washing machine. UPVC double glazed window to side elevation. UPVC double glazed door to rear elevation.

Landing

Stairs from Entrance Hall. UPVC double glazed window to side elevation.

Bedroom One 14'6" x 8'9" (4.423 x 2.686)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'10" x 8'10" (2.701 x 2.707)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'1" into recess x 6'1" (2.481 into recess x 1.870)

Built in single bed. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. UPVC double glazed window to rear elevation.

Parking

Driveway parking for upto two cars.

Front Garden

Open lawn with mature planting.

Rear Garden

Landscaped lawn and patio garden.

Council Tax Band

B

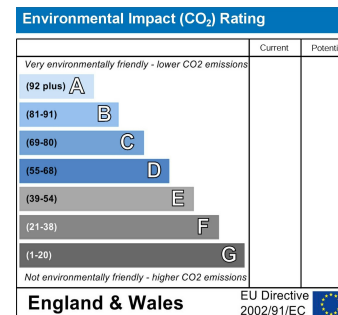
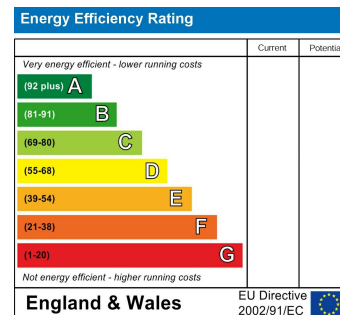
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
gain.cloud.attend

Disclaimer

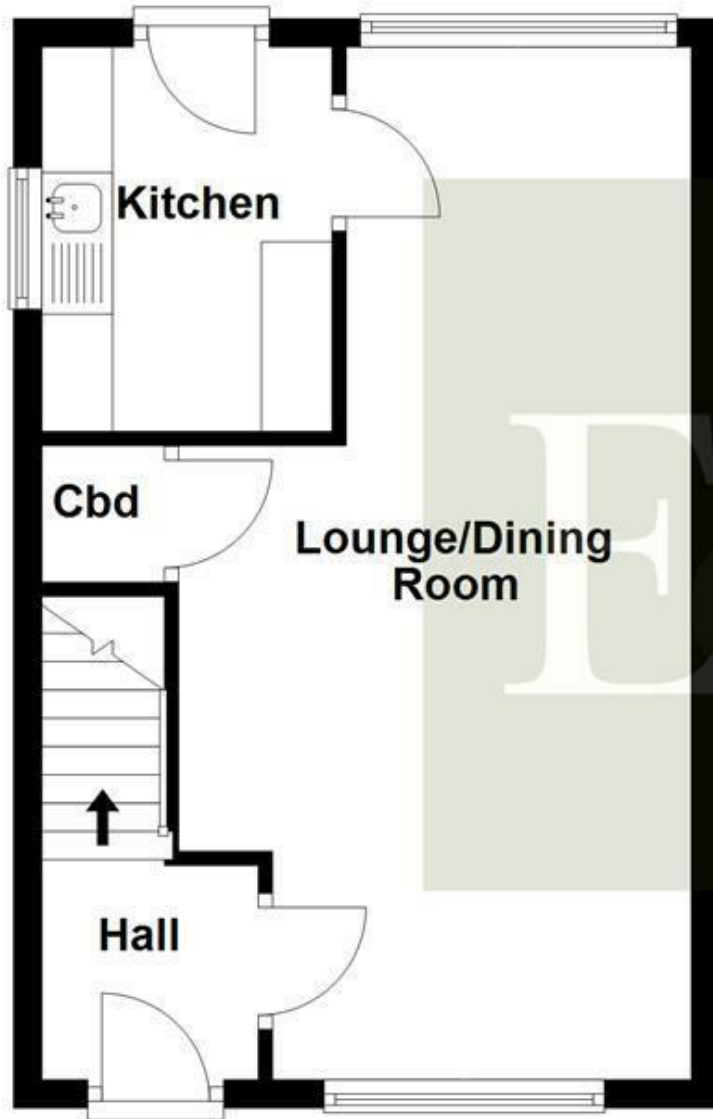
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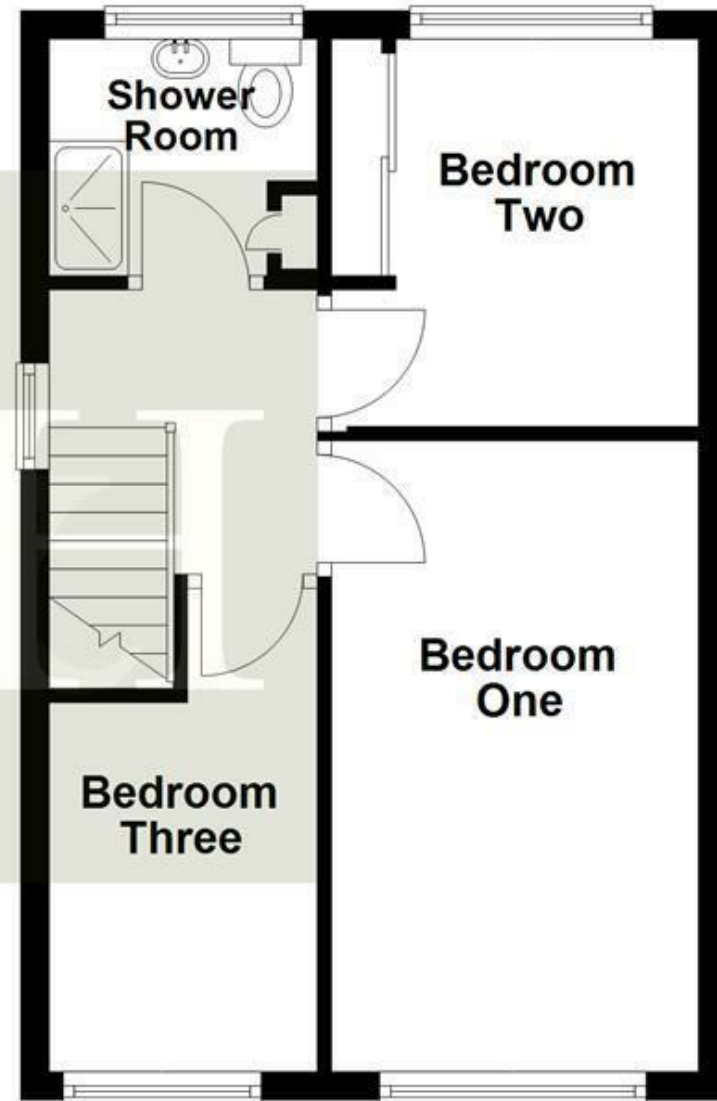




Ground Floor



First Floor



All measurements are approximate and for display purposes only
Plan produced using PlanUp.