



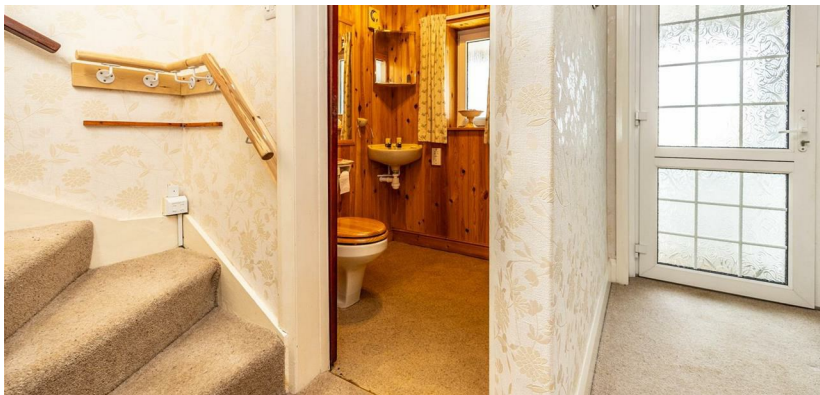
33 Northedge Lane, Halifax, HX3 8FW

£325,000

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A well-presented two-bedroom semi-detached home located in the sought-after area of Hipperholme. Offering spacious and versatile living throughout, this property features a generous lounge, modern galley kitchen, and two well-proportioned bedrooms, along with a large family garden and ample parking.

Ideally positioned with convenient access to local schools, shops, transport links, and sports facilities, this home is perfect for families, first-time buyers, or those looking to downsize without compromising on space or location.



Ground Floor

Hallway (Porch Access)

A spacious hallway extends from the porch, offering practical storage for coats and shoes, helping to keep the home organised and clutter-free.

W/C

Conveniently located on the ground floor, the W/C includes a low-level flush toilet and a corner wash hand basin. There is also additional space that can be utilised for storing shoes and coats if required.

Lounge

Leading through from the hallway, the family-sized lounge provides a warm and inviting atmosphere. Featuring a gas fireplace as a focal point, the room comfortably accommodates a large sofa, coffee table, and media unit—ideal for relaxing or entertaining.

Kitchen

The galley-style kitchen is thoughtfully designed with an abundance of wall and floor-mounted storage units and generous worktop space. It comes equipped with integrated appliances including an electric hob, oven, grill, fridge, and freezer, along with a sink and wash basin and space for a washing machine within.

Rear Entrance / Dining Area

A generously sized, carpeted dining space. There is ample room for a large family dining table and chairs, complemented by a striking triple window overlooking the rear garden, allowing natural light to flood the space.

First Floor

Landing

The first-floor landing provides access to two well-proportioned bedrooms and the house bathroom.

Bedroom One

A comfortable, carpeted bedroom featuring an integrated storage cupboard and a window overlooking the front of the property.

Bedroom Two

A spacious king-sized bedroom with fitted wall and overhead storage cupboards. Dual-aspect windows to the front and rear allow for plenty of natural light, creating a bright and airy environment.

House Bathroom

The family bathroom is well-appointed with a fitted bath, separate corner shower unit, low-level flush toilet, and a vanity unit with wash hand basin. Additional storage cupboards enhance practicality.

Exterior

Front Garden

To the front, the property boasts a patio area with space for freestanding outdoor furniture—perfect for enjoying the scenic outlook across open fields.

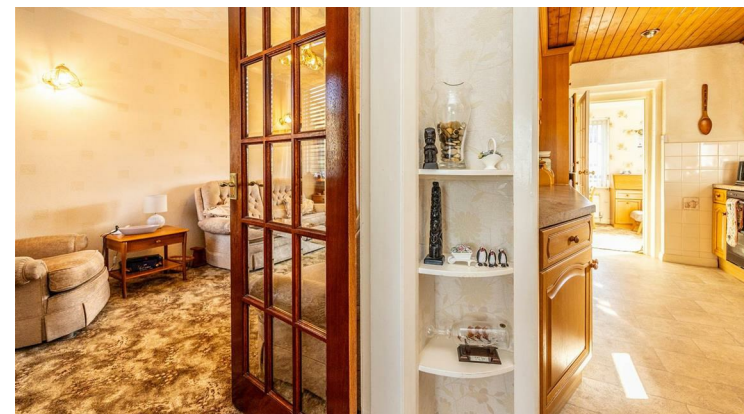
Rear Garden

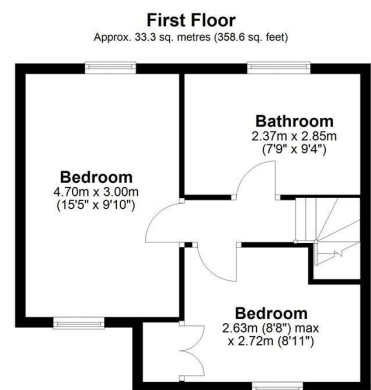
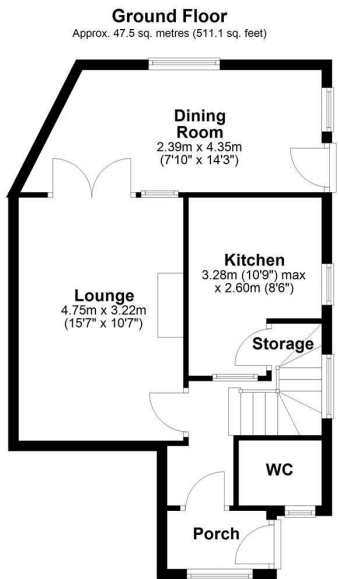
The rear of the property features an impressive wrap-around decking area with ramp access, offering both convenience and accessibility. The large, family-sized garden benefits from excellent sun exposure and is enclosed by hedging for privacy and security. Additional features include a shed, ideal for storage or use as a workshop.

Parking & Garage

The property includes a large garage with comfortable space for one vehicle and additional storage. There is also driveway parking, along with further on-street parking available.

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.





Total area: approx. 80.8 sq. metres (869.7 sq. feet)



Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.