



Burnley Road, Friendly, HX6 2UQ
£250,000

E&H Holmes
ESTATE AGENTS

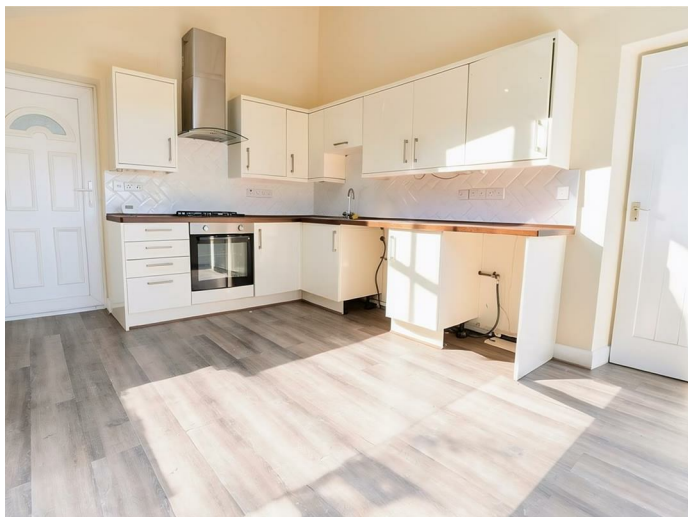
A spacious and versatile three-bedroom end terrace property, enjoying far-reaching views to the front and offering well-proportioned accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall, generous lounge and spacious dining kitchen, together with a useful porch. A ground floor bedroom with its own en-suite provides excellent flexibility and would be ideal for guests, older children or those looking for bedroom and bathroom facilities on one level.

To the first floor are two further double bedrooms and the house bathroom.

Externally, the property benefits from an enclosed rear garden with lawn and patio seating area. To the front, an attractive rockery garden leads up to a raised decking sun terrace, perfectly positioned to make the most of the impressive far-reaching views.

Located in Friendly, the property is well placed for access to nearby Sowerby Bridge and local amenities, whilst offering convenient links to Halifax and the surrounding areas.



Entrance Porch

UPVC double glazed front door.

Entrance Hall

UPVC door from entrance porch. Stairs to first floor.

Dining Kitchen 13'11" x 10'6" (4.258 x 3.219)

Fitted kitchen with a range of wall and base units. Stainless steel one and half bowl sink. Electric oven. Gas hob with stainless steel and glass cooker hood over. Plumbing for washing machine. Radiator. Velux window. UPVC double glazed window to front elevation. UPVC door to rear garden.

Lounge 15'8" into bay x 11'9" (4.787 into bay x 3.585)

Radiator. UPVC double glazed bay window.

Bedroom Three/Second Reception Room 6'10" x 11'10" (2.085 x 3.607)

Radiator. UPVC double glazed window to to rear elevation.

En-Suite

Three piece suite comprising wash hand basin, WC and shower cubicle. Extractor fan. Boiler. UPVC double glazed window to rear elevation.

Landing

Stairs from entrance hall. UPVC double glazed window to side elevation.

Bedroom One 13'4" x 11'11" plus recess (4.089 x 3.635 plus recess)

Radiator. UPVC double glazed bay window to front elevation.

Bedroom Two 9'7" x 8'7" (2.940 x 2.624)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Three piece bathroom suite comprising WC, wash hand basin and bath with shower over. Fully tiled. Extractor fan. Chrome towel radiator. UPVC double glazed window to rear elevation.

Front Garden

A tiered rockery garden with steps leading to a decked seating terrace with far reaching views.

Rear Garden

A 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
///hairspray.galaxies.excavate

Disclaimer

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