

MARSH & MARSH PROPERTIES

5 Highlands Lane, Halifax, HX2 9SP

£220,000



****ATTENTION ALL FIRST-TIME BUYERS OR YOUNG/GROWING FAMILIES**** A well-presented THREE BEDROOM semi-detached home situated in a popular and convenient location. Ideally positioned within walking distance of highly regarded schools and local amenities the property also benefits from quick and easy access to Halifax town centre and surrounding countryside walks. Offering versatile accommodation throughout, this home boasts multiple reception spaces, a useful office/utility room, off-road parking with an EV charging point, and an enclosed rear garden ideal for families and entertaining alike. In brief, the ground floor comprises an entrance hall, lounge, kitchen, dining room, side entrance, office, and a cloakroom. Upstairs is a landing, two double bedrooms, a single bedroom, and a modern house bathroom. Externally, there is a driveway and garden to the front, while to the rear is a private enclosed garden. An internal inspection is strongly advised to appreciate all this home has to offer.

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ENTRANCE HALL



A welcoming entrance hall featuring a front door and window providing natural light, an open staircase with useful understairs storage, ceiling coving, and a radiator.

LIVING ROOM 4.0 x 4.4m (13'1 x 14'5)



A spacious lounge with a radiator and a large UPVC window allowing plenty of natural light into the room.

KITCHEN 2.5 x 3.7m (8'2 x 12'1)



A fitted kitchen featuring a sink with a chrome mixer tap and splashback tiles. Appliances include a built-in oven, hob, and extractor fan, along with space for a fridge. The room also benefits from a radiator and a UPVC window.

DINING ROOM 2.6 x 3.7m (8'6 x 12'1)



A well-proportioned dining room providing an ideal space for family meals and entertaining, complete with a radiator and a UPVC window.

SIDE ENTRANCE

A useful side entrance providing access to the side of the property, featuring additional understairs storage, a radiator, and access into both the kitchen and office space.

OFFICE/UTILITY ROOM 1.9 x 3.0m (6'2 x 9'8)

Currently utilised as a utility and storage room, this versatile space houses the boiler and provides plumbing for a washing machine. A door leads directly out to the rear garden.

CLOAKROOM

Convenient cloakroom comprising a low-flush toilet and a UPVC window.

LANDING



A bright and spacious landing featuring a storage cupboard, loft access, and a UPVC window.

BEDROOM ONE 3.4 x 3.7m (11'1 x 11'11)



A double bedroom with ceiling spotlights, a radiator, and a UPVC window.

BEDROOM TWO 3.4 x 3.7m (11'1 x 11'11)

A double bedroom featuring a useful storage cupboard, a radiator, and a UPVC window

enjoying pleasant hillside views.



BEDROOM THREE 2.5 x 2.6m (8'4 x 8'6)



A single bedroom with a storage cupboard, radiator, and a UPVC window with hillside views.

BATHROOM 2.5 x 1.8m (8'4 x 5'8)



A modern three-piece bathroom suite comprising a bathtub with handheld shower attachment, vanity sink unit, and low-flush toilet. Additional features include tiled walls, a towel radiator, an extractor fan, and a UPVC window.

EXTERNAL

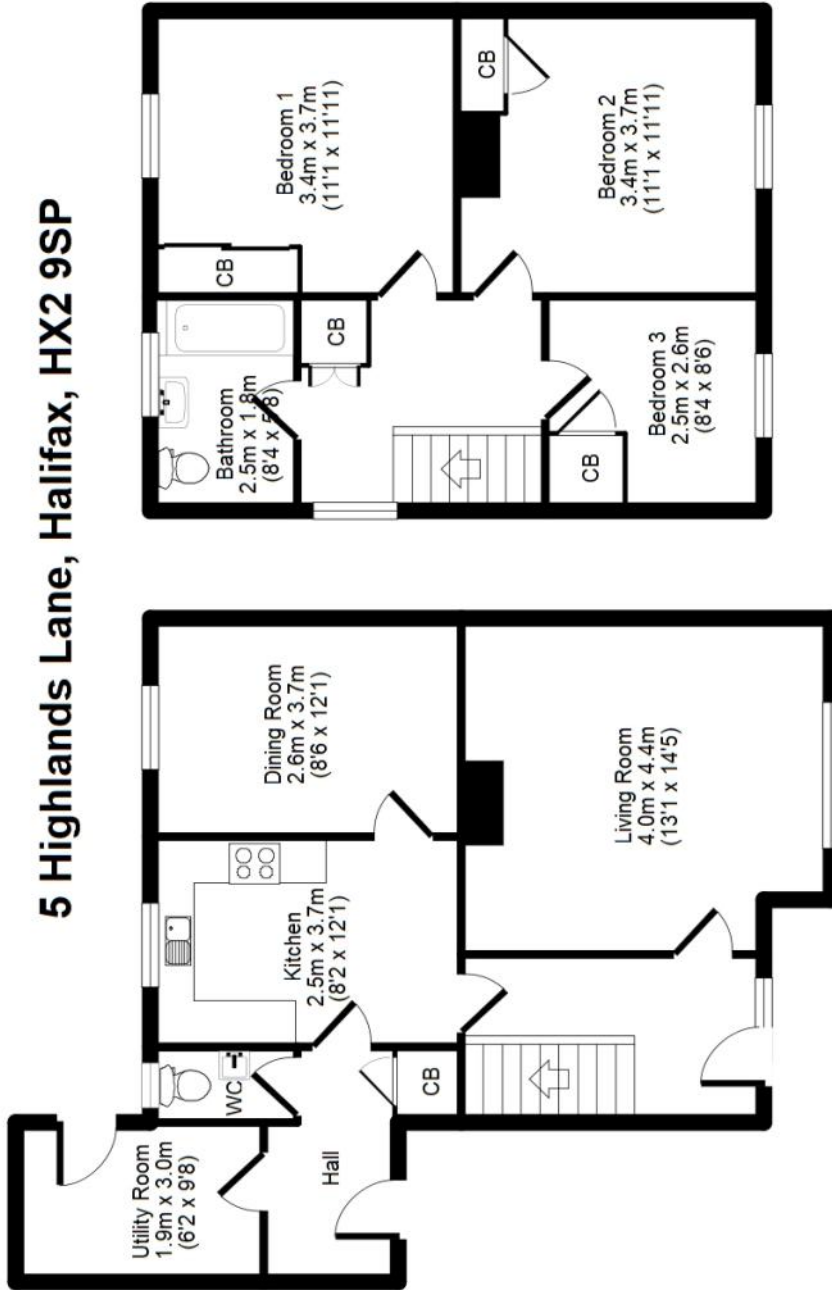


To the front of the property is a driveway providing off-road parking together with an EV charging point and front garden. A flagged pathway leads down the side of the property to the side entrance. To the rear is an enclosed garden featuring both patio and lawn areas with mature shrubs and trees creating a pleasant outdoor space.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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First Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 99 sq. m / 1060 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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