Hamilton Bower
ESTATE AGENT

27 Hud Hill, Halifax, West Yorkshire, HX3 7LH
Offers Over £240,000

Offered with NO ONWARD CHAIN is this splendid property, well located in a popular area in HX3 between Shelf and Northowram. The current residence offers good size versatile living and has the potential to reconfigure or extend (subject to necessary consents) to create a bespoke and individual home.

EPC RATING - TBC

COUNCIL TAX BAND - C

Currently the property has two bedrooms and two reception rooms with a kitchen, modern bathroom, wc, and large attic space internally with a good size established garden to the rear, space to the side and further paved garden to the front with the added benefit of a drive providing off road parking which leads to a detached garage providing additional parking and storage options. The property is within close proximity to the many amenities in both Northowram and Shelf and is well positioned to access the road network connecting the surrounding towns, cities and motorway network. Internal viewing is essential to appreciate the potential of this fantastic property.

GROUND FLOOR

ENTRANCE HALLWAY
Spacious entrance hallway with a central heating radiator and a storage cupboard.

LOUNGE
Good size main reception room with a double glazed window overlooking the garden, a gas fire with decorative surround and a central heating radiator.

KITCHEN
Excellent fitted kitchen comprising of a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Vinyl flooring, double glazed window and a central heating radiator.

DINING ROOM
Currently used as a dining room the space could be used for a variety of potential purposes and has a double glazed window, central heating radiator and stairs to the first floor.

BEDROOM
Ground floor bedroom with fitted wardrobes, a double glazed window and a central heating radiator.

BATHROOM
Stylish and modern bathroom suite comprising of a sink on a vanity unit and a bath with shower and screen over. Heated towel rail and a double glazed window.

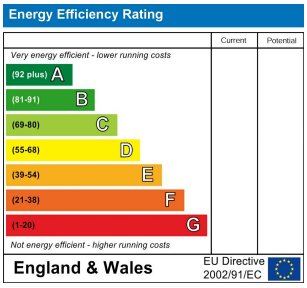
WC
Ground floor we. Double glazed window.

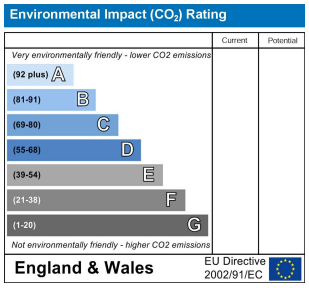
FIRST FLOOR

BEDROOM
Double bedroom to the first floor with a central heating radiator and double glazed window to the side elevation offering pleasant far reaching views.

ATTIC SPACE
Located off the bedroom, a large attic room which currently provides an abundance of storage space and could be converted to create further useable and habitable space.

EXTERNAL
To the front there is a low maintenance paved and pebbled area and a drive which leads to the detached garage. To the side a splendid patio which leads to the side access door and to the rear garden which is of a good size and has a patio area, extensive lawns and a collection of mature plants, hedges and shrubs creating a lovely place to sit out and enjoy.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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