



## 1 ARDEN MEWS HALIFAX, HX1 3AZ

£295,000  
FREEHOLD

Nestled in the charming area of Halifax, this delightful house offers a perfect blend of character and modern convenience. Boasting three spacious double bedrooms, this property is ideal for families or those seeking extra space. The house retains many original features, adding a unique charm and warmth that is often sought after in character properties. One of the standout features of this home is the off road parking, complemented by a separate garage, providing ample space for vehicles and additional storage. The low maintenance garden is perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep, making it an excellent choice for busy lifestyles. Conveniently located, this property is just a stone's throw away from local schools and amenities, ensuring that everything you need is within easy reach. Whether you are looking for shops, parks, or educational facilities, you will find them all nearby. This house in Arden Mews is not just a place to live; it is a home filled with character and potential. With its desirable location and thoughtful features, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this charming property your own.

# Chapters



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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