



**Haugh Shaw Road, Halifax HX1 3LE**

**welcome to**

**Haugh Shaw Road, Halifax**

Offers Over £170,000 – HX1 3LE

. Located in the highly regarded Savile Park area, this well-presented home offers gardens to both the front and rear, along with the added benefit of a garage. Conveniently positioned close to local amenities, schools, and transport links,



### **Entrance Hall**

The entrance hall comprises of laminate flooring, ceiling light point, central heating radiator, UPVC door to the entrance.

### **Lounge**

13' 9" x 10' 11" ( 4.19m x 3.33m )

The lounge comprises of laminate flooring, gas central heating radiators, wall lights, French door leading to the front, log burner,

### **Kitchen**

14' 4" x 9' ( 4.37m x 2.74m )

the kitchen comprises of laminate flooring, ceiling light points, gas central heating radiator, matching wall and base units with work top over, double oven with electric hob, Velux window, French door leading to the rear.

### **Bedroom One**

13' 10" x 8' 8" ( 4.22m x 2.64m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bedroom Two**

12' 10" x 8' 1" ( 3.91m x 2.46m )

Bedroom two comprises of laminate flooring, Velux window, gas central heating radiator, UPVC door to the side elevation.

### **Bedroom Three**

8' 9" x 7' 10" ( 2.67m x 2.39m )

Bedroom three comprises carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of tiled walls and flooring. gas central heating radiator, fitted vanity unit with wash basin, low level W/c, fully fitted shower, UPVC double glazed window to the rear elevation.

### **Externally**

Externally, the property benefits from a fenced,

paved front garden, while to the rear there is a paved seating area and a garage with electric power points and an electric door.



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welcome to

## Haugh Shaw Road, Halifax

- THREE BEDROOM END-TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF SAVILE PARK
- GARDENS FRONT AND REAR AND GARAGE
- MARKETED AT OFFERS OVER £170,000
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115318 - 0016

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