



Trecasa, Halifax, HX2 7LW
Offers In Excess Of £475,000

E & H
Edkins Holmes
ESTATE AGENTS

A delightful and surprisingly generous four-bedroom family residence, rich in character and original features, situated along Burnley Road in Halifax. On arrival, you are greeted by an impressive entrance hallway, a spacious and welcoming area enhanced by attractive wood panelling. The home has been comprehensively updated and now offers two well-proportioned reception rooms, ideal for both family life and entertaining guests. The painted solid oak kitchen has been carefully planned to balance style with practicality and is complemented by a sizeable utility room incorporating a pantry cupboard.

To the first floor is a charming sunroom providing a peaceful additional living area, complete with French doors and a Juliet balcony that enjoys views over the garden. The principal bedroom benefits from a private en-suite, offering comfort and convenience.

Further features include a ground floor shower room and a separate utility space, enhancing the overall functionality of the home. Externally, there is a detached double garage along with ample off-street parking for multiple vehicles.

The tiered rear garden is a standout feature, offering a wonderful outdoor retreat with a lawned section, decked area, patio seating spaces, and established planting — an ideal setting for unwinding and appreciating the surrounding greenery.



Entrance Hall 15'1" x 13'5" (4.606 x 4.113)

Exposed timber beam. Timber wall panelling. Parquet-style flooring. Storage cupboard located beneath the staircase. Classic-style radiator. Stone mullioned, triple-glazed uPVC window to the front aspect. Solid wooden front door.

Shower Room

Wash basin. Low-level WC. Walk-in shower enclosure. Chrome heated towel rail. Tiled flooring. uPVC double-glazed window to the rear aspect.

Lounge 15'1" x 14'10" (4.606 x 4.522)

Multi-fuel burning stove. Tiled floor finish. Central heating radiator. Stone-mullioned uPVC triple-glazed window overlooking the front aspect.

Second Reception Room 16'3" x 15'0" (4.972 x 4.588)

Log-burning stove positioned within an inglenook fireplace. Exposed timber beams. Tiled flooring throughout. Central heating radiator. Stone-mullioned uPVC triple-glazed window to the front aspect.

Kitchen 7'0" x 14'11" (2.159 x 4.568)

High-quality solid oak kitchen fitted with an extensive selection of wall and base cabinetry. Ceramic one-and-a-half bowl sink. Solid timber worktops. Electric oven with induction hob and extractor hood above. Integrated dishwasher and built-in fridge. Contemporary designer radiator. Tiled floor finish. Storage cupboard containing the Worcester Bosch boiler. Two uPVC double-glazed windows positioned to the rear aspect.

Utility Room 7'6" x 14'7" (2.31m x 4.452m)

Fitted base cupboards with solid timber worktops. Space and plumbing for a washing machine. Useful pantry storage cupboard. Tiled floor covering. Doorway providing access to the cellar. uPVC double-glazed window to the rear aspect. Timber door opening to the rear elevation.

Landing

Staircase rising from the entrance hallway. Built-in storage cupboard. Central heating radiator.

Bedroom One 16'4" max x 14'11" (4.984 max x 4.572)

Central heating radiator. Stone-mullioned uPVC triple-glazed window to the front aspect.

En-Suite

Wash basin. Low-level WC. Shower enclosure. Fully tiled walls and floor. Chrome heated towel rail. Built-in extractor fan.

Bedroom Two 15'2" x 13'5" (4.636 x 4.114)

Built-in wardrobes. Central heating radiator. Stone-mullioned uPVC triple-glazed window to the front aspect.

Bedroom Three 10'5" x 9'6" (3.189 x 2.900)

Built-in wardrobes with additional storage cupboard. Central heating radiator. Stone-mullioned uPVC triple-glazed window to the front aspect.

Bedroom Four 7'7" x 9'6" (2.323 x 2.906)

Central heating radiator. uPVC double-glazed window to the rear aspect. Fakro roof window.

Sun Room 9'2" x 10'9" (2.814 x 3.283)

uPVC double-glazed French doors leading to a Juliet balcony at the rear. Fakro roof window.

Bathroom

Twin wash basins set within a vanity unit. Low-level WC. Bath with mixer taps and shower attachment. Partially tiled walls. Built-in storage cupboard. Contemporary designer radiator. uPVC double-glazed window to the side aspect.

Double Detached Garage 18'6" x 17'10" (5.64 x 5.46)

Sliding doors. Power. Light.

Parking

Driveway parking for several vehicles to the rear.

Front Garden

Low maintenance cobbled garden with hedgerow borders.

Rear Garden

Tiered lawn and patio garden with shingle seating area. Wide range of mature plants and shrubs.

Additional Information

This garden offers great potential for families with young children. Its varied layout—including open lawns, shaded corners, and well-established pathways—makes it naturally suitable for safe, child-friendly activities.

With the addition of a few small fences or partitions, secure

play zones can easily be created without compromising the garden's charm. The overall design allows for a straightforward, low-maintenance adaptation to suit family life.

Council Tax Band

E

Location

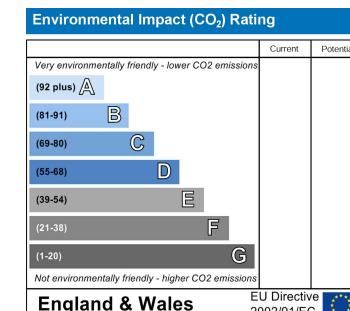
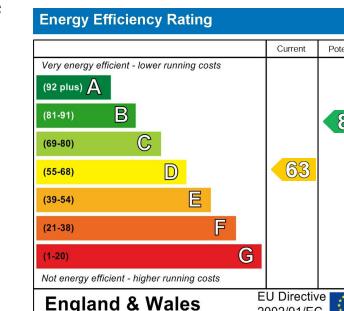
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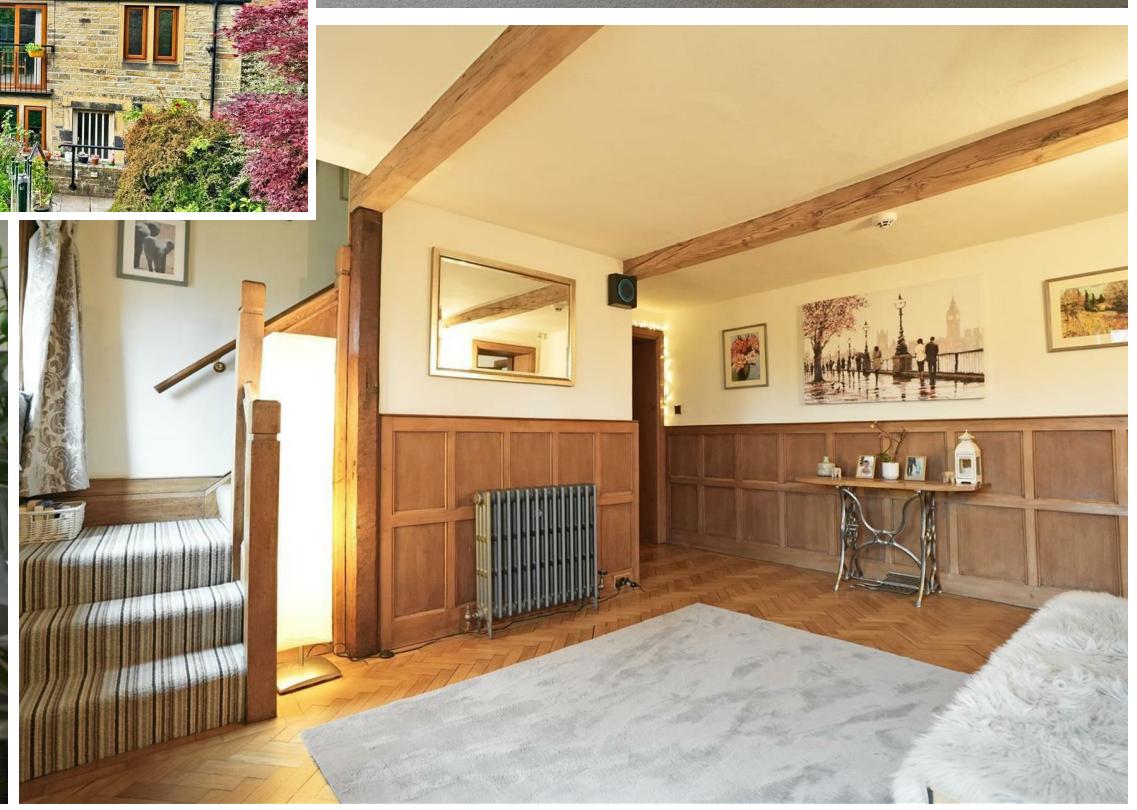
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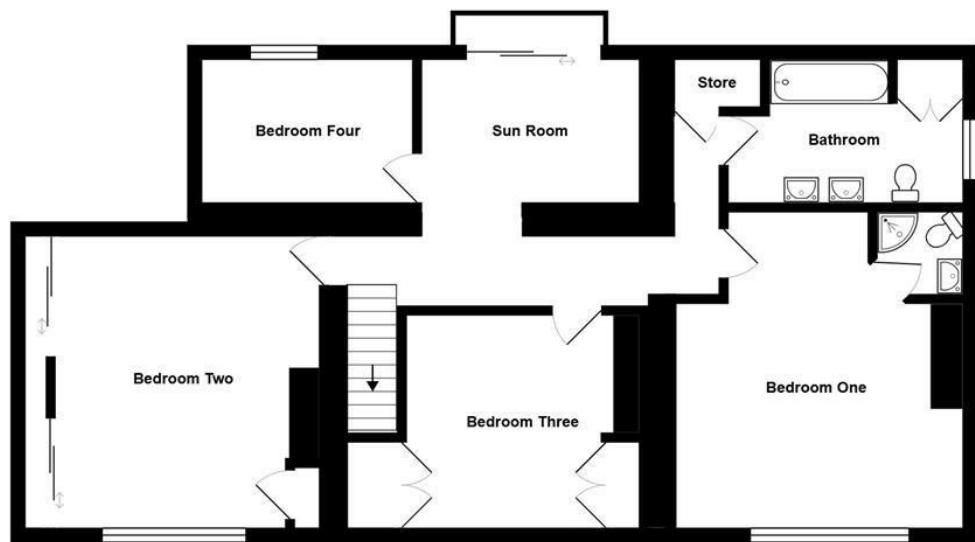
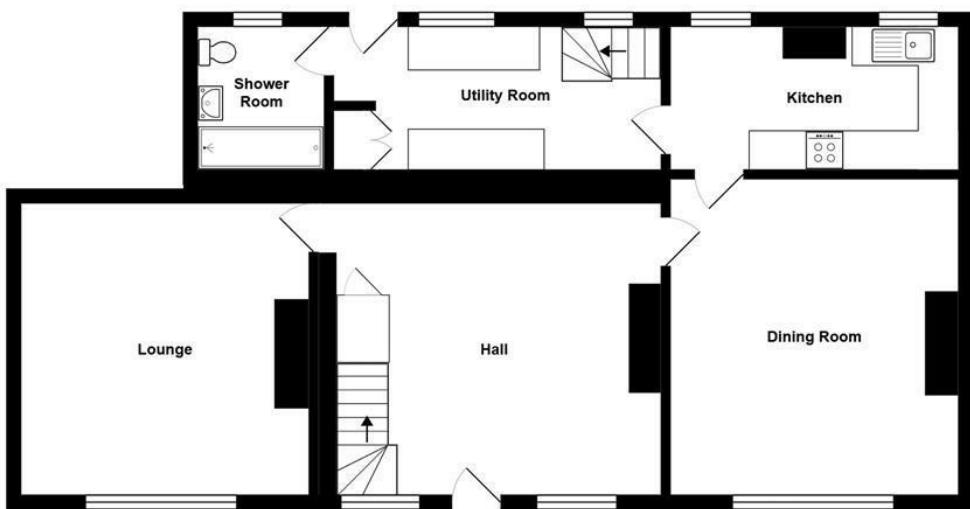
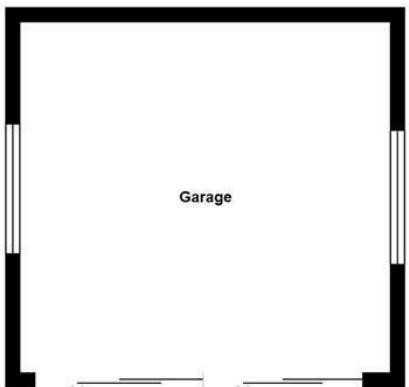
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