Property@Kemp&Co









208 Spring Hall Lane, Halifax, HX1 4JG

Offers Over £150,000

- Popular & Convenient Location
- 2 Bedrooms
- Dining Kitchen
- Gardens To Front & Rear
- Realistically Priced
- Period Semi Detached Property
- Lounge
- uPVC Double Glazing & Gas Central Heating
- Requires Modernising
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk

208 Spring Hall Lane, Halifax HX1 4JG

Situated in this popular and convenient residential location lies this stone-built, two-bedroomed, period semi-detached residence, providing spacious accommodation with considerable potential.

Although the property requires modernisation, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation provided, which briefly comprises an entrance porch, entrance hall, lounge with bay window, dining kitchen, downstairs cloakroom, two double bedrooms and a bathroom. The property also benefits from uPVC double glazing, gas central heating, off-road parking and gardens to the front and rear.

The property provides excellent access to the local amenities of Highroad Well and King Cross, as well as easy access to Halifax town centre.

The property is being offered for sale at this realistic asking price in order to encourage a prompt sale, and an early inspection to view is strongly recommended.

2 1 1

Council Tax Band: B







ENTRANCE PORCH
The uPVC double glazed front entrance door opens into the entrance porch with uPVC double glazed windows to the front and side elevations and a tiled floor.
From the entrance porch, a uPVC double glazed door opens into the:

ENTRANCE HALL
With uPVC double glazed leaded and stained glass window, cornice to ceiling with matching picture rail, one double radiator, fitted carpet and a spindle staircase leading to the first floor accommodation.
From the entrance hall, a door opens into the:

LOUNGE
18'0" (into bay window) x 11'11"
With angular bay window to the front elevation incorporating uPVC double glazed units, together with a further uPVC double glazed window to the rear elevation, providing this room with a light and spacious aspect.
Period fire surround to the chimney breast with tiled inset and hearth incorporating a gas fire, cornice to ceiling with matching picture rail, one double radiator, one TV point and fitted carpet.
From the entrance hall, a door opens into the:

DINING KITCHEN
10'4" x 11'9"
Fitted with a range of pine-fronted wall and base units incorporating matching work surfaces with a stainless steel single drainer, one-and-a-half bowl sink unit with mixer tap, gas cooker point with stainless steel extractor canopy above, plumbing for an automatic washing machine and an Ideal gas central heating boiler.
The dining kitchen has uPVC double glazed windows to the side elevations, together with a further uPVC double glazed side entrance door.
The kitchen is extensively tiled around the units with a complementary colour scheme to the remaining walls and one double radiator.
From the dining kitchen, a door opens into the:

DOWNSTAIRS CLOAKROOM
Situated beneath the staircase, with low flush WC and one single radiator.
From the entrance hall, a spindle staircase with fitted carpet leads to the:

FIRST FLOOR LANDING
With uPVC double glazed window incorporating leaded and stained glass panel to the side elevation and fitted carpet.
From the landing, a door opens into:

BEDROOM TWO
10'7" x 10'5"
With uPVC double glazed window to the side elevation, one double radiator, access to loft space and fitted carpet.
From the landing, a door opens into:

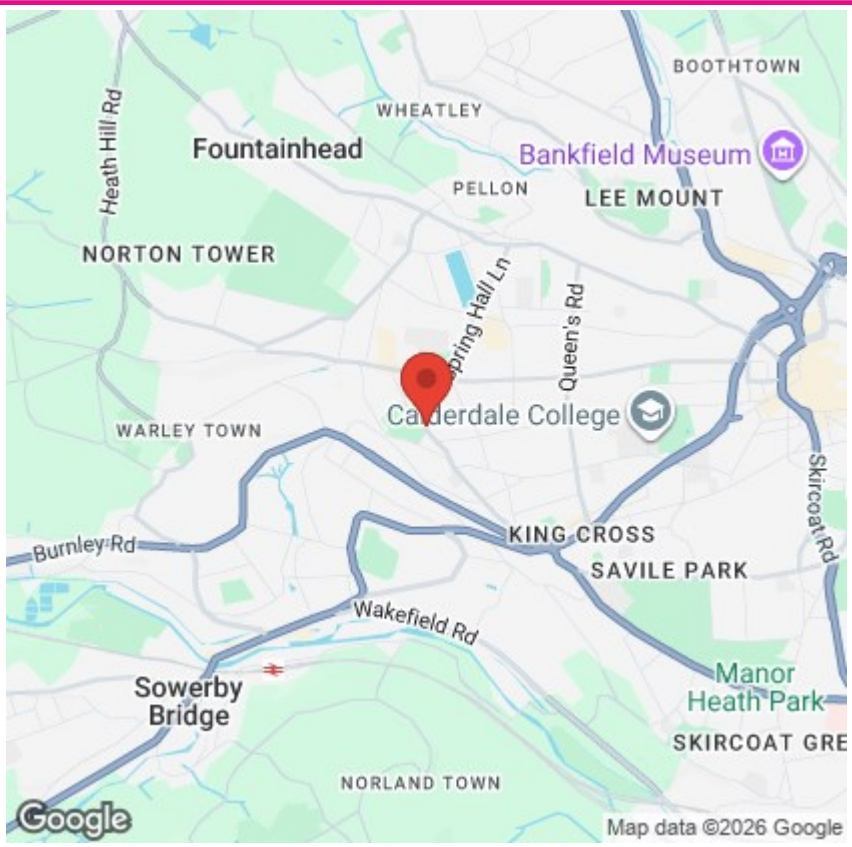
BEDROOM ONE
16'0" x 11'10"
This spacious double bedroom has uPVC double glazed windows to both the front and rear elevations, providing the room with a light and spacious aspect.
To either side of the chimney breast there are built-in wardrobes with cupboard space above, two double radiators and fitted carpet.
From the landing, a door opens into the:

BATHROOM
With white three-piece suite incorporating pedestal wash basin, low flush WC and panelled bath with Mira shower unit.
The bathroom is extensively tiled around the three-piece suite with a complementary colour scheme to the remaining walls, panelled ceiling, uPVC double glazed windows to the front and side elevations and one radiator with heated towel rail.

GENERAL
The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services of gas, water and electricity, together with uPVC double glazing and gas central heating.
TENURE: Freehold.
COUNCIL TAX BAND: To be confirmed (Band B or C).

EXTERNAL DETAILS
To the front of the property there is a garden together with a flagged off-road parking facility.
To the rear of the property there is a larger garden with flagged patio area and established borders containing mature plants and shrubs, providing an attractive outdoor space with considerable potential.

TO VIEW
Strictly by appointment. Please telephone Property@Kemp & Co on 01422 349222.



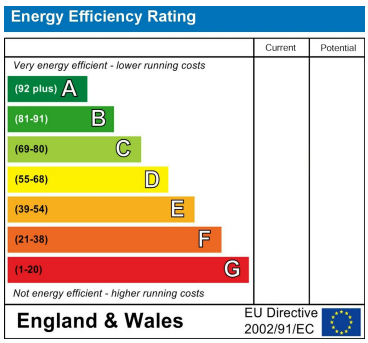
Directions

SAT NAV HX

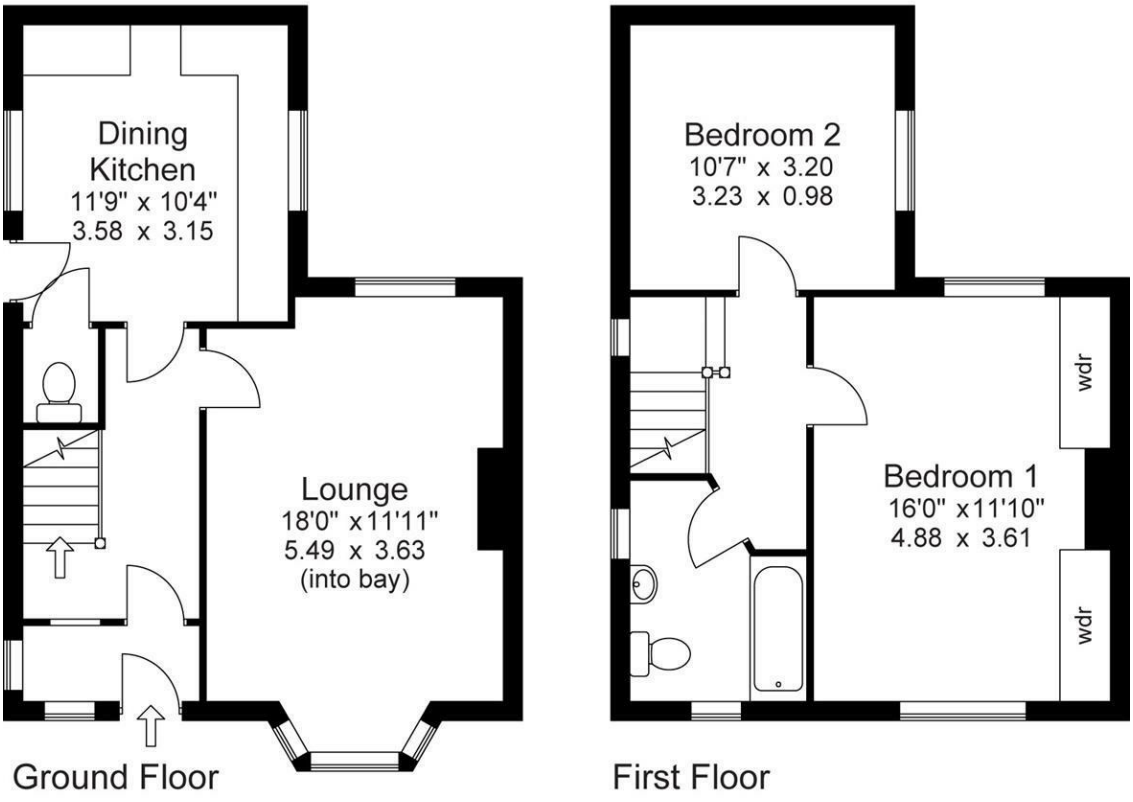
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:



Approx Gross Floor Area = 843 Sq. Feet
= 78.4 Sq. Metres



For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk