



7 Haugh Shaw Croft, Halifax, West Yorkshire, HX1 3AS

Offers Around £290,000

- : Popular and convenient residential location
- : Attractive accommodation
- : Off road parking facilities
- : Easy access to Halifax town centre
- : Viewing essential
- : Spacious family home
- : Modern fitted kitchen
- : Close to outstanding schools
- : Easy access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds
- : Realistically priced

# 7 Haugh Shaw Croft, Halifax HX1 3AS

Situated in this extremely convenient and popular residential location lies this unique four bedroomed stone built residence providing spacious family accommodation.

The property briefly comprises of a lounge, dining room, dining kitchen, downstairs cloakroom, four bedrooms, bathroom and off-road parking facilities, gas central heating and uPVC double glazing.

The property provides excellent access to the local amenities of Savile Park and King Cross as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

An early appointment to view is strongly recommended to fully appreciate this unique spacious property.



Council Tax Band: B



### LOUNGE

17'3" x 12'5"

With uPVC double glazed window to the front elevation, wall mounted gas fire, one double radiator, inset spotlight fittings to the ceiling, and one TV point.

From the Lounge through to the

### DINING AREA

17'5" x 7'10"

With inset spotlight fittings to the ceiling, two double radiators, one TV point and a fitted carpet.

From the Dining Area a door opens to

### DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising pedestal wash basin and low flush WC.

From the Dining Area a glass panelled door opens into the

### SPACIOUS DINING KITCHEN

23'1" x 9'8"

Being fitted with a range of wall and base units incorporating matching work surfaces with stainless steel single drainer 1 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, plumbing for an automatic washing machine and dishwasher. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the front elevation, inset spotlights to the ceiling, cupboard housing Baxi combination boiler, and a laminate wood floor.

From the Dining Area stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With inset spotlights to ceiling and fitted carpet, one radiator. From the Landing a door to

### BEDROOM FOUR

10'7" x 8'0"

With uPVC double glazed window to the rear elevation, Velux double glazed skylight window, beam to ceiling, one double radiator, one telephone point and a fitted carpet.

From the Landing a door opens to the

### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and corner panelled bath with shower tap. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, Velux double glazed skylight window and chrome heated towel rail/radiator.

From the Landing a door opens into

### BEDROOM THREE

11'10" x 8'11"

With uPVC double glazed window to the side elevation, beams to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM ONE

14'4" x 12'7"

This double bedroom has a uPVC double glazed window to the front elevation, beams to ceiling, one

double radiator and a fitted carpet.

From the Landing a door opens into

#### BEDROOM TWO

12'7" x 9'4"

With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect. Beam to ceiling, one double radiator and a fitted carpet.

#### GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. Security alarm system.

#### EXTERNAL

To the side of the property there are gates opening to a block paved patio and off-road parking facilities.

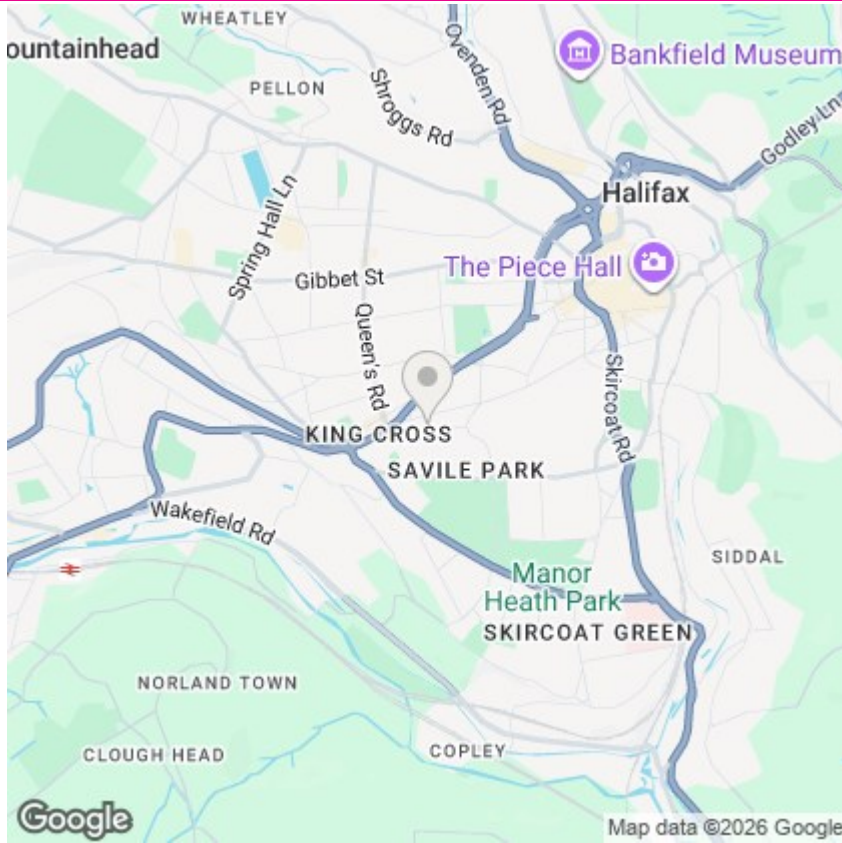
#### TO VIEW

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.







### Directions

SAT NAV HX1 3AS

### Viewings

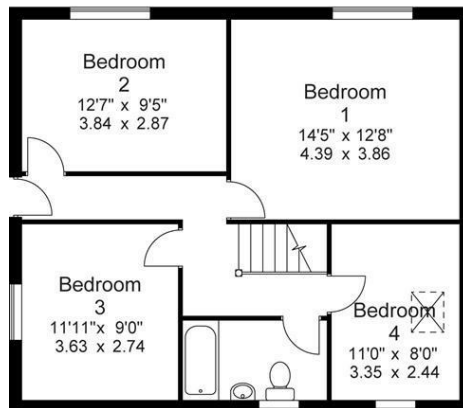
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

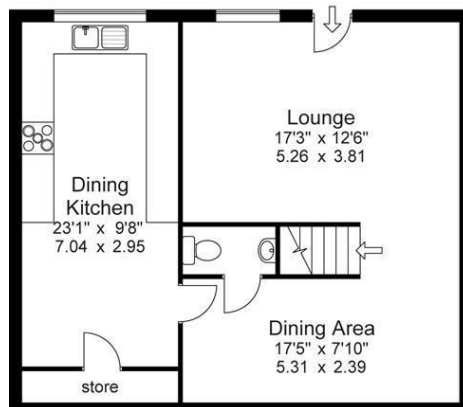
D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 60                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Approx Gross Floor Area = 1294 Sq. Feet  
= 120.2 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.