



**Fall Spring Gardens, Halifax, HX4 9PB**  
**£130,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

Situated in a popular residential area of Stainland, this well-presented two bedroom former local authority property offers spacious and practical accommodation, ideal for first-time buyers or downsizers. The property features a generous lounge and a well-maintained dining kitchen, providing ample space for everyday living. To the first floor are two well-proportioned double bedrooms and a house bathroom.

Externally, the home benefits from an open lawned garden to the front and an enclosed patio garden to the rear, ideal for outdoor seating.

Fall Spring Gardens is conveniently located close to local amenities, well-regarded schools and pleasant countryside walks, while also offering excellent access to Halifax, Elland and the M62 motorway network, making it ideal for commuters. An internal inspection is recommended to fully appreciate the space and location on offer.



Entrance Hall

Cupboard. Radiator. UPVC double glazed door to front elevation.

Lounge 15'2" x 11'7" (4.628 x 3.551)

Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 7'9" x 17'8" (2.367 x 5.400)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Cooker hood. Integrated dishwasher. Plumbing for washing machine. Boiler (installed 2022). Two radiators. Door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Cupboard. Boarded loft, accessed via pull down ladder. Towel radiator.

Bedroom One 9'10" x 14'6" + recess (3.020 x 4.437 + recess)

Fitted wardrobes. Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Two 13'0" into recess x 9'2" (3.966 into recess x 2.807)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Towel radiator. UPVC double glazed window to rear elevation.

Front Garden

Open lawn.

Rear Garden

Enclosed patio garden with shed.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: gifts.mostly.arena

Disclaimer

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