



New Lane, Halifax, HX3 0TE
£375,000

E&H Edkins Holmes
ESTATE AGENTS

Woodlands is a unique four-bedroom semi-detached residence, lovingly owned by the same family for over 40 years. Built in the 1920s, this characterful home has been thoughtfully designed to take full advantage of the stunning woodland views to the rear, offering a peaceful and private setting whilst remaining conveniently located close to Calderdale Royal Hospital and Halifax town centre.

The spacious accommodation includes two generous reception rooms, a conservatory, and a dining kitchen, providing versatile living space ideal for both family life and entertaining. To the first floor are three double bedrooms together with a single bedroom, currently utilised as a home office.

Externally, the property enjoys extensive tiered gardens incorporating artificial lawned areas, traditional lawns, and mature shrubbery, creating a superb outdoor environment with a high degree of privacy. There are also two garages – a single garage positioned on the front driveway and a larger double garage to the rear, accessed from Copley.

Of particular interest to purchasers and developers alike is the potential offered by the generous plot. With neighbouring properties having successfully sold parts of their gardens as building plots, the current owner has explored a similar opportunity and has obtained indicative plans for a detached dwelling, although formal planning permission has not yet been sought.

Woodlands presents a rare opportunity to acquire a substantial period home with exceptional views, extensive gardens, and exciting future potential in one of Halifax's most sought-after residential locations.



Lower Ground Floor:

Inner Hall
Tiled floor.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle.

Lounge 11'4" x 17'4" (3.471 x 5.285)
Coal effect, living flame gas fire. Radiator. Two UPVC double glazed windows to rear elevation.

Snug 10'10" x 11'6" (3.312 x 3.521)
Dimplex electric fire place. Radiator. UPVC double glazed window to rear elevation.

Dining Kitchen 9'7" x 13'11" (2.941 x 4.261)
Fitted kitchen with wall and base units. Ceramic one and a half bowl sink. Gas Rangemaster cooker (included). Cooker hood. Integrated Bosch dishwasher. Radiator. Door leading to conservatory. UPVC double glazed window to rear elevation.

Conservatory 7'7" x 14'7" (2.330 x 4.459)
UPVC constructed conservatory. Lights.

Ground Floor:

Spacious Entrance Hall
Loft access (loft measures 29ft x 9 ft 10 in (8.85m x 3.0 m)). Radiator. Stairs leading to Snug. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Master Bedroom 11'1" x 10'11" to wardrobes (3.392 x 3.347 to wardrobes)
Fitted wardrobes. Radiator. UPVC double glazed Bay window to front elevation with window seat.

Bedroom Two 11'1" x 11'6" (3.391 x 3.525)
Fitted wardrobes. Radiator. UPVC double glazed Bay window to rear elevation with window seat.

Bedroom Three 11'2" x 8'3" to wardrobes (3.413 x 2.534 to wardrobes)
Built in wardrobes. Radiator. UPVC double glazed Bay window to rear elevation with window seat.

Office / Bedroom Four 6'7" x 11'9" (2.014 x 3.590)
Wash hand basin. Cupboard housing boiler. Radiator. Two UPVC double glazed windows to front elevation.

Utility Room 6'9" x 4'6" (2.079 x 1.373)
Access from Office / Bedroom Four. Plumbing for washing machine. Single glazed window to rear elevation.

Bathroom
Wash hand basin vanity unit. Low flush W.C. Corner bath with mixer taps and shower over. Fully tiled. Towel radiator. Extractor fan. UPVC double glazed window to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Linen cupboard. UPVC double glazed window to front elevation.

Single Garage
Electric roller doors. Power. Light.

Double Garage
Steel shutter door.

Parking
Driveway parking for multiple vehicles.

Rear Garden
Tiered garden with artificial lawn, turf and shrubbery levels. Mature trees and planting.

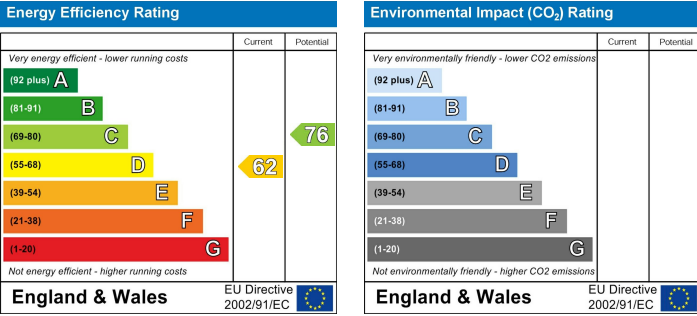
Other Information:
The current owner has consulted with a planning officer regarding potential to build a detached property in part of the garden. Please see plans attached (planning permission has not been sought).

Council Tax Band
D

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:
fine.dunes.pines

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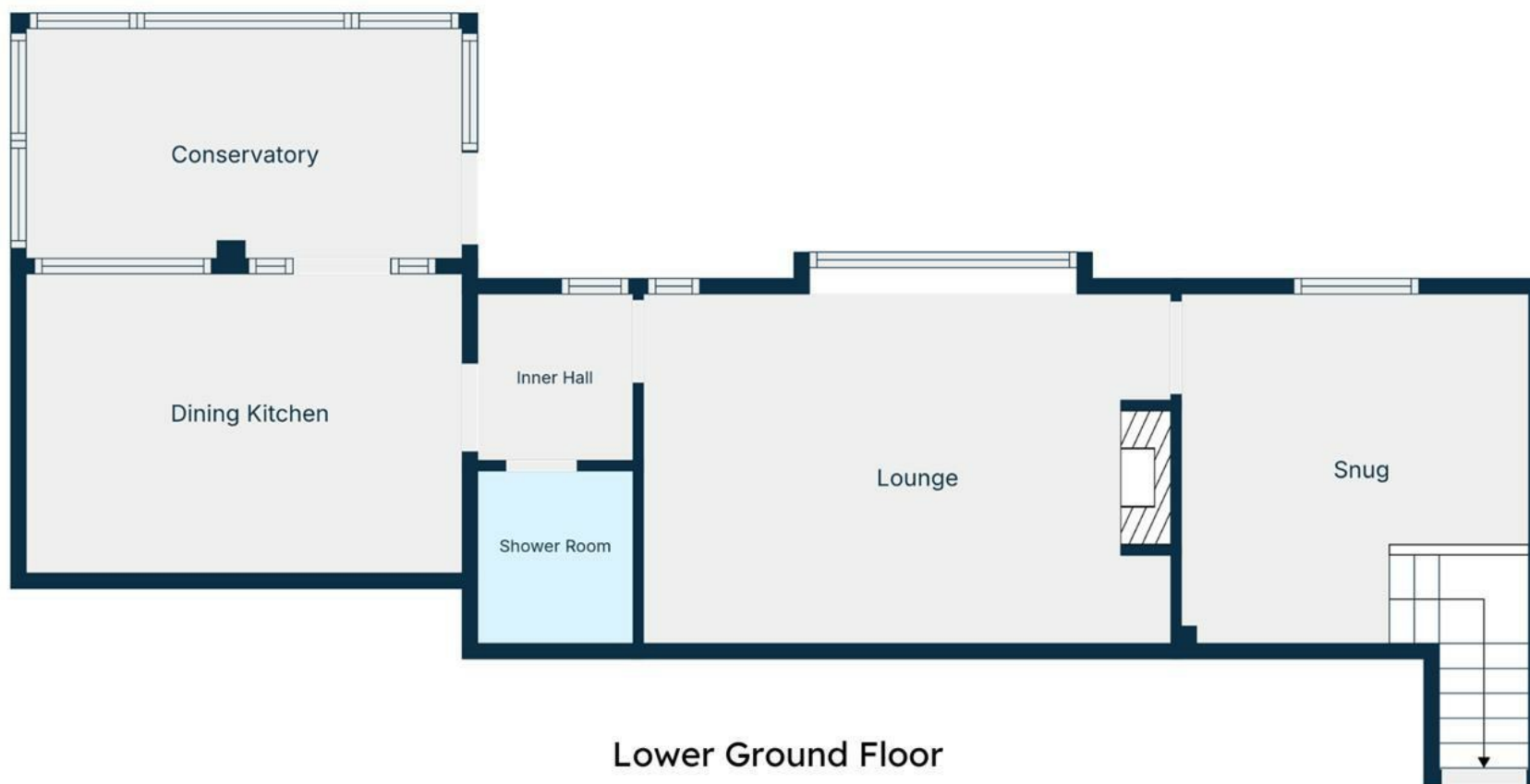




Woodlands, New Lane, Skircoat Green, Halifax, HX3 0TE

enquiries@edkinsandholmes.co.uk

01422 310044



6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD

www.edkinsandholmes.co.uk • 01422 310044