



Woodhall Crescent, Halifax, HX3 0UN
£190,000

E&H Holmes
ESTATE AGENTS

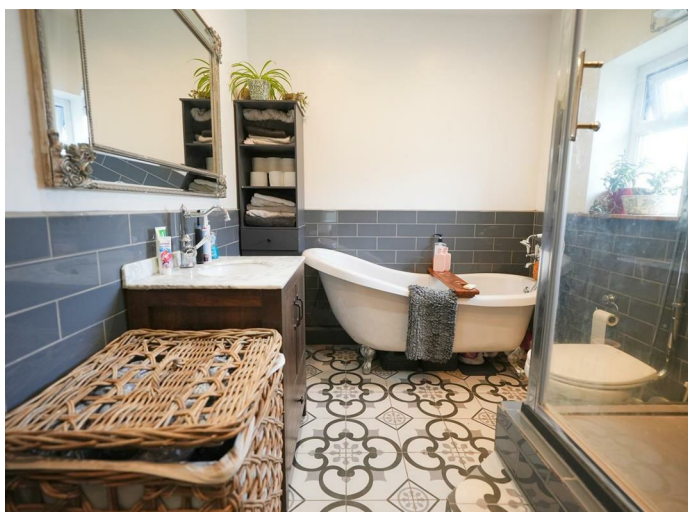
Situated in a popular residential location this property is a beautifully presented three-bedroom end-of-row home offering generous living space and an exceptional garden.

The property comprises two well-proportioned double bedrooms and a good-sized single bedroom, making it ideal for families, downsizers or those needing home office space. A stylish four-piece family bathroom serves the first floor, finished to a high standard with both bath and separate shower.

The ground floor features a modern dining kitchen, thoughtfully designed to create a sociable and contemporary heart of the home. A separate utility room and side porch provide excellent additional storage and everyday practicality.

A real bonus is the boarded and plastered attic, complete with a skylight, offering excellent additional space ideal for use as an occasional room, hobby room or workspace.

Externally, the property enjoys a substantial garden — a rare feature for homes of this type — offering fantastic outdoor space for families, entertaining or gardening enthusiasts.



Side Porch
UPVC door to front elevation.

Entrance Hall
Radiator. UPVC double glazed window to front elevation.

Lounge 11'9" x 15'2" (3.586 x 4.626)
Log burner. Understairs cupboard. Radiator. UPVC double glazed patio doors.

Dining Kitchen 9'8" x 14'10" (2.965 x 4.542)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Eye level electric oven. Induction hob. Tiled floor. Radiator. Two UPVC double glazed window to rear elevation.

Utility Room
Plumbing for washing machine. Space for dryer. Cupboard housing boiler.

Landing
Stairs leading from Entrance Hall. Loft access via pull down ladder. Radiator. UPVC double glazed window to side elevation.

Bedroom One 11'2" x 10'8" (3.411 x 3.264)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 11'3" x 9'4" (3.440 x 2.868)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'0" x 8'5" (2.153 x 2.584)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Roll top bath. Separate shower cubicle. Partially tiled. Traditional style towel radiator. UPVC double glazed window to side elevation.

Attic 11'8" x 9'7" (3.581 x 2.922)
Skylight. Plastered and boarded. Access via a pull down ladder.

Front Garden
Enclosed patio garden.

Rear Garden
Extensive lawn garden. Shed.

Council Tax Band
B

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:
face.fallen.claims

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