



**Lee Mount Road, Halifax HX3 5EB**

**welcome to**

**Lee Mount Road, Halifax**

A well-presented two-bedroom home set in the popular Lee Mount area, offering a spacious lounge, modern kitchen, and good-sized bedrooms. Complete with a low-maintenance garden and close to local amenities, schools, and transport links,



### **Entrance Hall**

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator.

### **Lounge**

13' 4" x 9' 11" ( 4.06m x 3.02m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Kitchen/Diner**

15' 10" x 10' 8" ( 4.83m x 3.25m )

The kitchen/Diner comprises of laminate flooring, ceiling spotlights, matching wall and base units with work top over, gas central heating radiator, five ring gas hob with double oven, integrated fridge and freezer, French door to the rear, composite door to the side elevation.

### **Landing**

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

### **Bedroom One**

12' x 11' ( 3.66m x 3.35m )

Bedroom one comprises of carpet flooring, ceiling light point, fitted wardrobes, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bedroom Two**

10' 10" x 7' 9" ( 3.30m x 2.36m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of vinyl flooring, chrome gas central heated towel rail, ceiling spotlights, panelled walls, walk in shower, low level W/c, fitted vanity unit with wash hand basin.

### **Externally**

Externally the property benefits from a paved

enclosed garden to the front and to the rear there is a flagged seating area.



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## Lee Mount Road, Halifax

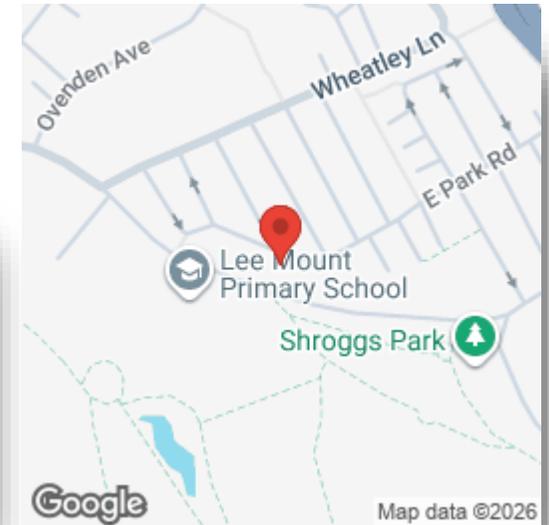
- TWO BEDROOM SEMI-DETACHED PROPERTY
- MARKETED AT OFFERS OVER £150,000
- LOCATED IN THE HALIFAX AREA
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL SCHOOLS AND AMENITIES.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over.

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115114 - 0002

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