



2 Staups Lane, Halifax, Yorkshire, HX3 7AB

Asking Price £215,000

Offered to the market is this well-presented TWO DOUBLE BEDROOM END COTTAGE PROPERTY with off-street parking located in Shibden - HX3 with local amenities and schools nearby. With a good-sized garden to the rear, off-street parking, two double bedrooms and great presentation throughout, we expect this property to be popular with first-time buyers seeking a home in the area.

Internally comprising: entrance hallway, living room, kitchen, utility porch, two double bedrooms, house bathroom and loft.

Externally the property has a driveway and low-maintenance garden to the front, and a well-presented lawned garden to the rear complete with patio and garden shed.

The property has been maintained to a high standard by the current owners, and is available for viewings immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Lounge



Spacious lounge to the front of the property offering an abundance of natural light. With alcove wall-panelling, herringbone flooring, shutter blinds and central wood-burning fireplace.

Kitchen



Breakfast kitchen to the rear of the property with accompanying pantry cupboard and utility porch. With tile effect flooring, wood wall-panelling, and ample space for a breakfast table with seating. The kitchen is fitted with a good range of shaker style units with complementary worktops and tiled splashbacks. Appliances - gas hob with extractor, oven/grill, free-standing fridge/freezer, sink with drainer.

Porch



Utility porch to the rear of the property offering access onto the garden. With power and plumbing for white goods, fitted worktop, and space for coat and shoe storage.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the property with shutter blinds and hard-wood flooring. Featuring multiple inset wardrobes, and offering space for a large bed with side tables and dressing furniture.

Bedroom



Second bedroom, a further double with a view to the rear of the property. With hard-wood flooring, full-length fitted wardrobes, and ample space for a double bed with side tables.

Bathroom



Three-piece bathroom to the rear of the first floor with frosted window and wall-tiling. Fitted with a matching white three-piece suite - bath with shower, wc, wash basin with fitted unit and mirror unit, towel rail.

EXTERNAL



Rear



Low-maintenance gated garden to the rear of the property with side access from the front.

With a patio area offering an ideal space for outdoor seating, a garden shed, and a central astroturf lawn.

Front



Flagged patio area to the front of the property with border fencing offering good privacy and space for outdoor seating if preferable.

The property benefits from a single driveway to the front also, with a central flagged path leading to the front door.

