



Highgate Gardens, Halifax, HX2 0EL
£200,000

E&H Edkins Holmes
ESTATE AGENTS

A three-bedroom semi-detached property situated in a convenient and well-established residential location, offering spacious and versatile accommodation throughout. The property features a generous living dining kitchen, ideal for modern family living and entertaining, along with a separate lounge providing a comfortable and relaxing space. There are two well-proportioned double bedrooms and a further single bedroom, complemented by a practical shower room.

Externally, the property benefits from an enclosed lawn garden, providing a private outdoor area suitable for families or those who enjoy gardening. Requiring some updating, this home presents an excellent opportunity for buyers to modernise and add their own personal touch, making it an ideal purchase for first-time buyers, families, or investors alike.



Entrance Hall
Composite door to front elevation.

Lounge 12'6" into bay x 12'0" (3.830 into bay x 3.660)
Wall mounted gas heater. UPVC double glazed Bay window to front elevation.

Dining Kitchen 11'11" x 18'3" max (3.639 x 5.578 max)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Dual fuel Range cooker. Plumbing for washing machine. Integrated fridge / freezer. Wall mounted gas heater. Composite door to side elevation. Two UPVC double glazed windows to rear elevation.

Landing
Stairs leading from Entrance Hall. UPVC double glazed window to side elevation.

Bedroom One 10'11" x 11'10" (3.332 x 3.624)
Wall mounted gas heater. UPVC double glazed window to front elevation.

Bedroom Two 11'11" x 9'5" to wardrobes (3.640 x 2.889 to wardrobes)
Fitted wardrobes. Wall mounted gas heater. UPVC double glazed window to rear elevation.

Bedroom Three 7'11" x 6'5" (2.426 x 1.976)
Wall mounted gas heater. UPVC double glazed window to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. UPVC double glazed window to rear elevation.

Front Garden
Enclosed patio garden.

Rear Garden
Lawn and patio garden.

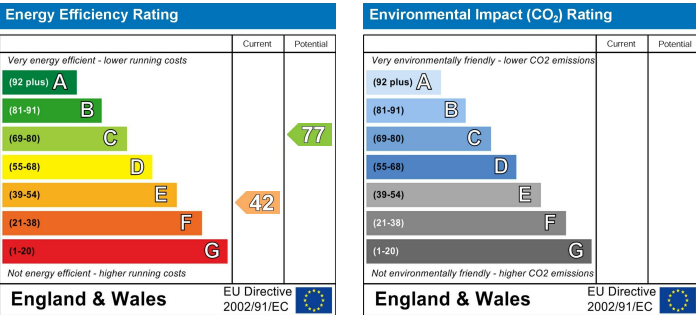
Council Tax Band
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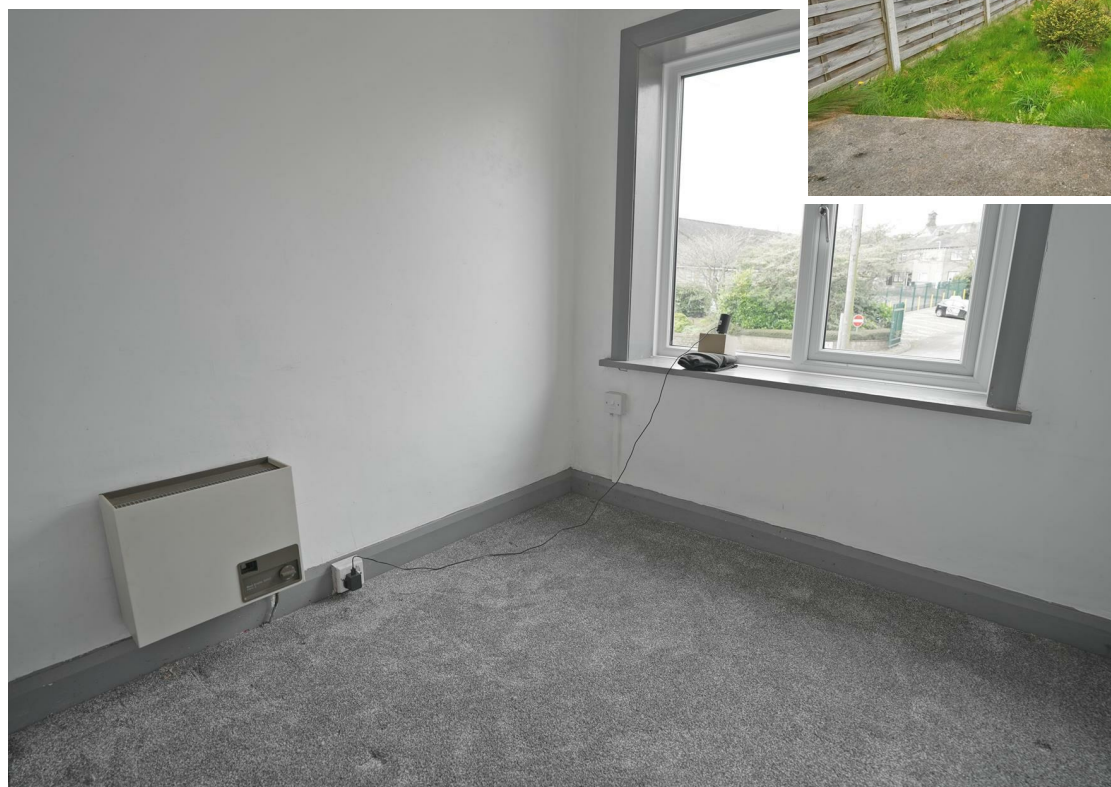
Location
To find the property, you can download a free app called

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:
tested.strut.juror

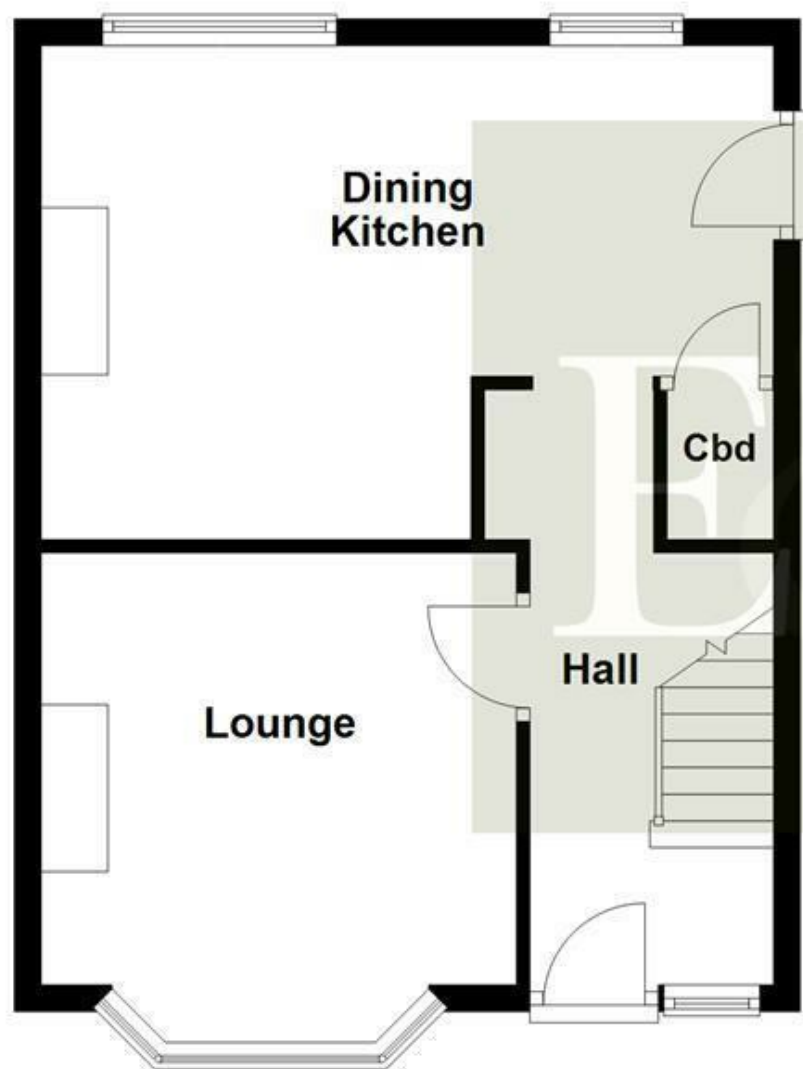
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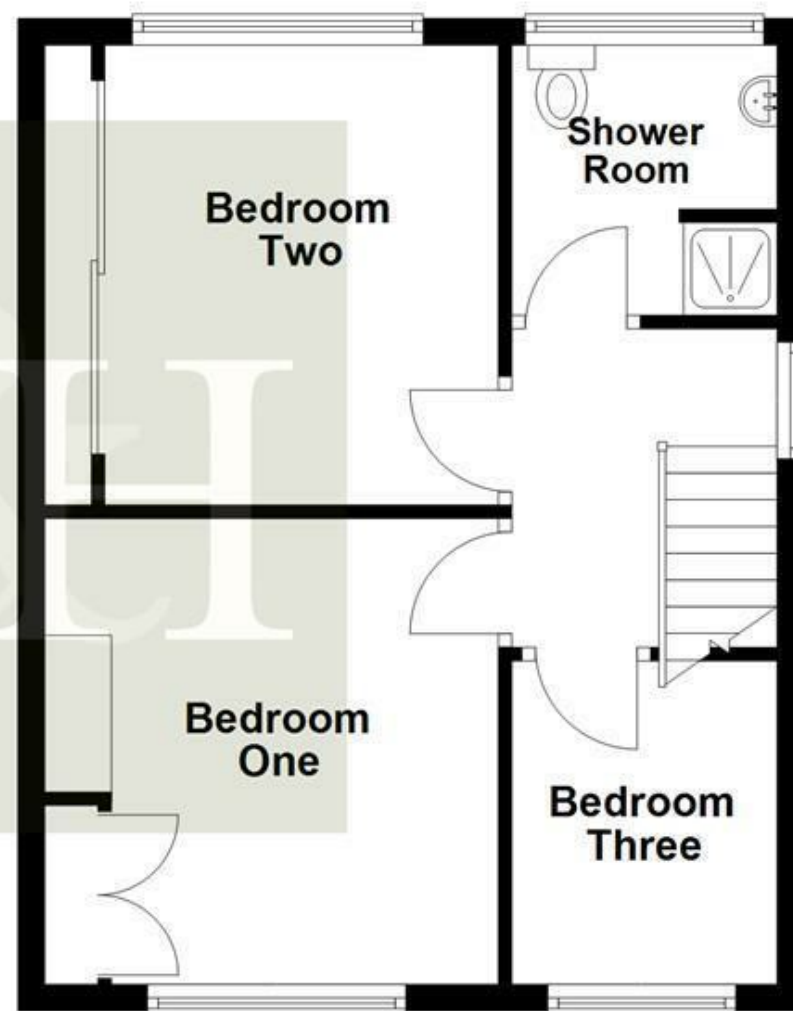




Ground Floor



First Floor



All measurements are approximate and for display purposes only
Plan produced using PlanUp.