



12 Willow Lane, Hipperholme, Halifax, HX3 8FX

£245,000

- Modern two-bedroom semi-detached home
- Spacious lounge with French doors to garden
- Contemporary kitchen with integrated appliances
- Principal bedroom with en suite shower room
- South-facing rear garden
- Two-car driveway with EV charging point

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A beautifully presented two-bedroom semi-detached home, ideally suited to first-time buyers, professionals or downsizers. Offering modern accommodation throughout, the property benefits from a spacious lounge with French doors to a south-facing rear garden, a contemporary fitted kitchen with integrated appliances, en suite to the principal bedroom, off-road parking for two vehicles and an EV charging point. Conveniently situated in the sought-after village of Hipperholme, close to local shops, schools and transport links.



Council Tax Band: B



Situated in the popular and well-connected village of Hipperholme on the prestigious Taylor Wimpey development, is this modern, energy efficient, two-bedroom semi-detached property, offering stylish accommodation throughout together with a south-facing rear garden, two-car driveway and EV charging point.

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to the kitchen and lounge.

The modern fitted kitchen is well appointed with a range of integrated appliances including a fridge freezer, oven, electric hob, washer/dryer and dishwasher.

To the rear of the property is a bright and spacious lounge, offering ample room for both living and dining furniture. French doors lead directly out onto the south-facing rear garden, creating an ideal space for entertaining and enjoying the summer months.

To the first floor, the principal bedroom is generously proportioned and comfortably accommodates a king-size bed together with additional bedroom furniture. The room also benefits from access to a modern en suite shower room comprising shower enclosure, wash basin and WC.

The second bedroom is also of a good size and can accommodate a double bed together with storage furniture. The room further benefits from access to a useful built-in storage cupboard.

The spacious house bathroom comprises a bath with shower, wash basin and WC.

Externally, the property benefits from a south-facing rear garden together with a driveway providing off-road parking for two vehicles and an EV charging point.

Conveniently located close to local shops, schools and amenities, the property also offers excellent access to surrounding towns and transport links, including

the motorway network. A vibrant village surrounded by lots of open green space, but just a 10 minute drive to the town of Halifax, Hipperholme really does offer the best of both worlds.

Agent Notes

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





2 BEDROOM HOME, TOTAL 689 sq ft / 64.01m²



GROUND FLOOR

Lounge/ Dining max.	13'1" x 15'6"
3.98m x 4.73m	
Kitchen	6'1" x 9'11"
1.85m x 3.02m	



FIRST FLOOR

Bedroom 1	10'1" x 9'8"
3.08m x 2.94m	
Bedroom 2 max.	13'1" x 8'5"
3.98m x 2.56m	

