



Plane Tree Nest, Halifax, HX2 7PR

welcome to

Plane Tree Nest, Halifax

Great first time buyer opportunity! Three bedroom mid-terrace property in Halifax, Offers Over £170,000 which benefits outstanding views, front & rear gardens and is modern throughout. Situated close to transport links with access to the town centre. Contact us now to view!



Entrance Hall

There is a door to the front which is uPVC double glazed leading into the entrance hall, where there is stairs rising to the first floor and a central heating radiator.

Lounge

12' 4" x 12' 8" (3.76m x 3.86m)

With a window to the front which is uPVC double glazed, making the most of outstanding far-reaching views to the front. There is a fireplace with inset log burner and space for free standing furniture.

Kitchen

15' 8" x 8' 9" (4.78m x 2.67m)

There is a window to the front which is uPVC double glazed and uPVC French doors that lead to the decked rear patio garden. Kitchen has an attractive tiled floor, with a range of modern wall and base units, complementary worksurfaces and partially tiled splashbacks. With an integrated fridge and freezer and integrated dishwasher, along with integrated electric oven and gas hob, undercounter lighting, contemporary radiator and inset sink and drainer. There is access to the basement storage cellar, this gives access to the central heating boiler as well.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing and providing access to the bedrooms and bathroom.

Bedroom One

12' x 9' 10" (3.66m x 3.00m)

With a window to the front which is uPVC double glazed making the most of the outstanding far-reaching views and a central heating radiator.

Bedroom Two

9' 3" x 10' 1" (2.82m x 3.07m)

With a window to the rear which is uPVC double glazed, central heating radiator and loft access.

Bedroom Three

5' 8" x 9' 2" (1.73m x 2.79m)

With a window to the front which is uPVC double glazed and central heating radiator.

Bathroom

Modern bathroom comprising of bath with shower over, low flush w/c and wash hand basin, with a window to the rear which is uPVC double glazed and a central heating radiator.

Basement Storage Cellar

Stairs rise from the kitchen/diner down to the useful basement storage cellar which houses the central heating boiler.

Externally

To the front there is a flagged patio garden, ideal for sitting out during those warm summer evenings and making the most of the outstanding far-reaching views.

Single Garage to the front which has electricity, water point and up and over door.

There is a decked rear garden.



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Plane Tree Nest, Halifax

- GREAT FIRST TIME BUYER OPPORTUNITY
- OUTSTANDING FAR REACHING VIEWS
- SINGLE DETACHED GARAGE
- FRONT & REAR GARDENS
- THREE BEDROOM MID-TERRACE PROPERTY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

£170,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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