



35 Kings Lea, Halifax, HX3 0UU

£264,000

- Cosy kitchen with garden views
- Bright lounge/diner with space for family living
- Three bedrooms: two doubles and a single
- Bathroom with shower, basin and WC
- Front and rear gardens with seating areas
- Driveway, on-street parking and single garage

35 Kings Lea, Halifax HX3 0UU

Spacious 3-Bedroom Semi-Detached Home with Driveway and Garage

This well-proportioned three-bedroom semi-detached home is ideally located for highly regarded schools, convenient transport links, and local amenities. With a south-facing frontage, ample parking, and both front and rear gardens, it offers excellent family accommodation in a desirable residential setting. The property also benefits from a driveway and a single garage situated at the end of the road, with further on-street parking directly in front of the house. With some cosmetic upgrading, this will make an ideal family home.



Council Tax Band: C



Ground Floor

Kitchen

On entering the property, you are welcomed into a cosy and functional kitchen fitted with a freestanding oven, washing machine, and fridge freezer. The kitchen enjoys a pleasant outlook over the rear garden and offers practical storage, including access to the useful under-stairs cupboard.

Lounge / Dining Room

Flowing through from the kitchen is a bright and inviting lounge and dining area, enjoying plenty of natural light. The lounge overlooks the front garden and features space for freestanding furniture, storage units, and a gas fire, creating an ideal family living space.

Entrance Hallway

A secondary entrance hallway provides an alternative access point to the kitchen and connects neatly to the main living areas.

First Floor

The first-floor landing offers access to the house bathroom and three bedrooms.

Bathroom

Fitted with a washbasin and storage unit, toilet, and enclosed shower unit.

Bedroom One

A good-size double room overlooking the rear garden, with space for a double bed and freestanding storage.

Bedroom Two

The largest bedroom in the property, featuring built-in storage units, space for a double bed, and additional room for freestanding furniture if required.

Bedroom Three

A single bedroom ideal for a child's room, guest room, or home office.

Loft

Useful additional storage space accessed from the landing.

Outside

Parking

The property benefits from on-street parking to the front, a private driveway, and a single garage located at the end of the road.

Front Garden

A neat, turfed front garden with a seating area—perfect for enjoying the warmer months.

Rear Garden

A spacious rear garden offering a further seating area and room for outdoor furniture, making it ideal for families, entertaining, or relaxing.

Agent Notes & Disclaimer

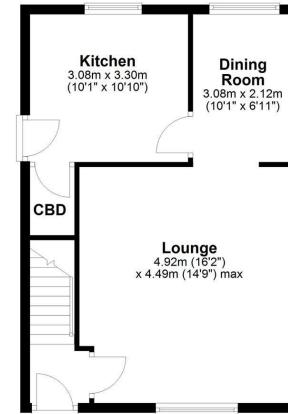
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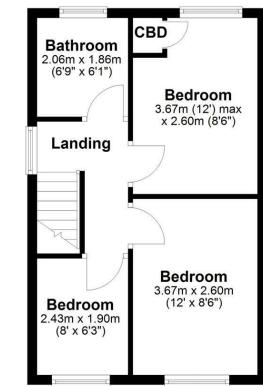




Ground Floor
Approx. 44.7 sq. metres (481.3 sq. feet)



First Floor
Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 sq. feet)

