Huddersfield Road, Halifax, HX3 0PF

£250,000

Edkins & Holmes
ESTATE AGENTS

This deceptively spacious three double-bedroom property offers beautifully presented accommodation, effortlessly combining stylish modern finishes with a wealth of charming original features. Conveniently situated within easy reach of Calderdale Royal Hospital, Halifax town centre and a range of local amenities, the property is ideally suited to a variety of purchasers.

The accommodation is arranged over three floors and briefly comprises an inviting entrance hall, two versatile reception rooms and a stylish contemporary kitchen with access to a useful utility cellar. To the first floor are two generously proportioned double bedrooms and a modern house bathroom, whilst the second floor is dedicated to an impressive third double bedroom, complete with its own walk-in wardrobe.

Externally, the property benefits from low-maintenance gardens to both the front and rear. The rear provides a versatile paved area which can be utilised for off-road parking or as an attractive outdoor seating and entertaining space.

Combining generous proportions, character features and modern comforts, this appealing home offers flexible accommodation in a convenient and well-connected location.

Ground Floor:

Entrance Hall
Dado rail. Original skirting board. Radiator. Wooden door to front elevation.

Lounge 13'2" + bay x 13'2" (4.020 + bay x 4.027)
Coal effect, living flame gas fire. Original skirting board, coving and ornate plasterwork to ceiling. Radiator. UPVC double glazed Bay window to front elevation.

Second Reception Room 13'10" x 13'10" (4.217 x 4.228)
Gas Fire. Original skirting board. Radiator. UPVC double glazed window to rear elevation.

Kitchen 8'7" x 7'0" (2.625 x 2.154)
Modern fitted kitchen with wall and base units. Composite one and a half bowl sink. Electric oven. Ceramic hob. Extractor fan and integrated dishwasher. UPVC double glazed door to rear elevation.

Cellar / Utility Room
Useful storage. Plumbing for washing machine. Single glazed window to rear elevation.

First Floor:~

Landing
Stairs leading from entrance hall. Stairs leading to bedroom three.

Bedroom One 13'2" x 16'10" (4.015 x 5.142)
Fitted wardrobes. 2 Radiators . UPVC double glazed window to front elevation.

Bedroom Two 14'0" x 11'0" (4.287 x 3.366)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Cupboard housing boiler. Radiator. UPVC double glazed window to side elevation.

Second Floor:

Bedroom Three 10'0" x 15'11" (3.064 x 4.876)
Undereaves storage. Radiator. Velux.

Walk In Wardrobe 3'11" x 5'3" (1.211 x 1.617)

Front Garden
Patio garden with wrought iron fence / gate.

To The Rear
Paved garden offering use for both parking and garden space.

Other Information:
Communal green is shared ownership.
Contribution towards maintenance of approx. £5.00 per year.

Council Tax Band
B

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:
lists.length.singer

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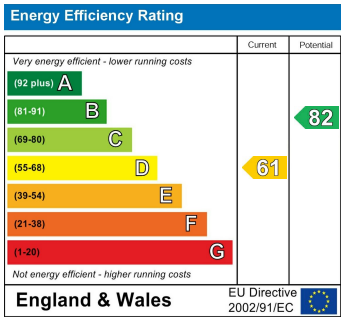
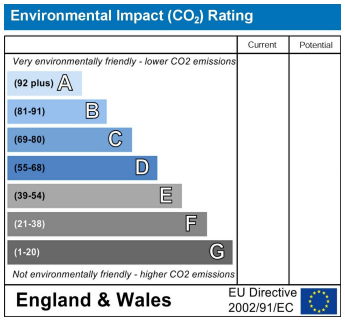
We are not a member of a client money protection scheme.





All measurements are approximate and for display purposes only

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