



Hullen Edge Lane, Halifax, HX4 8BN
£210,000

E&H Holmes
ESTATE AGENTS

Situated in the convenient area of West Vale, this attractive and deceptively spacious two/three bedroom terraced home offers versatile accommodation arranged over four floors, ideal for modern family living and home working alike.

The property has been thoughtfully extended to the rear to create a generous dining kitchen — a perfect hub for everyday living and entertaining. A fully tanked cellar provides an excellent additional space and is currently used as a home office, offering a quiet and practical work-from-home solution.

To the first floor is a spacious master bedroom along with a well-proportioned second bedroom and bathroom. The converted attic room, presently used as a playroom, has previously served as an occasional third bedroom and offers excellent flexibility.

Externally, the home enjoys an enclosed patio garden to the rear, ideal for outdoor dining, while to the front is a low-maintenance artificial lawn garden, perfect for relaxing or for children to play.

West Vale is a popular and well-connected location, offering a range of local shops, cafes, bars and well-regarded schools, all within easy walking distance. The property is ideally positioned for commuters, with excellent access to the M62 motorway network, providing direct links to Leeds, Manchester and beyond.

This charming home combines character, space and convenience in a sought-after Calderdale village setting and would be ideal for a wide range of buyers.



Entrance Porch

Stone built porch. UPVC double glazed window to side elevation. Composite door to front elevation.

Lounge 14'9" x 16'9" (4.511 x 5.109)

Multi fuel stove. Two radiators. UPVC double glazed window to front elevation.

Dining Kitchen 14'9" x 16'2" (4.519 x 4.945)

Fitted kitchen with a range of wall and base units. Ceramic one bowl sink. Solid wood worktops. Range master cooker (available by separate negotiation). Cooker hood. Plumbing for washing machine. Space for dryer. Worcester Bosch boiler. Radiator. Two Velux windows. UPVC double glazed window to rear elevation. UPVC double glazed stable door to rear elevation.

Cellar 14'9" x 9'6" (4.517 x 2.920)

Currently utilised as an office. Fully tanked. Power. Light. Radiator. UPVC double glazed window.

Landing

Stairs leading from lounge. Stairs leading to attic / bedroom three.

Bedroom One 14'5" x 10'7" (4.414 x 3.244)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 6'6" x 12'5" (2.001 x 3.810)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin / vanity. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Attic / Bedroom Three 14'5" x 13'9" (4.401 x 4.208)

Currently utilised as a playroom but alternative uses could be an occasion bedroom or office. Exposed beams. Under eaves storage. Two Velux windows.

Rear Garden

Enclosed patio garden.

Front Garden

Enclosed garden with artificial lawn.

Council Tax Band

A

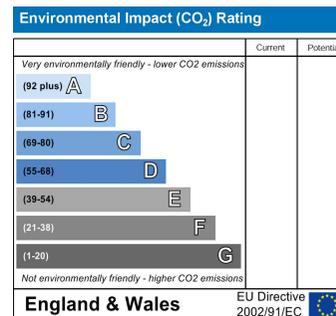
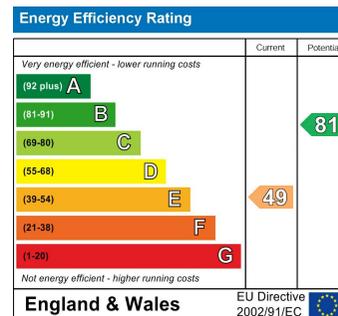
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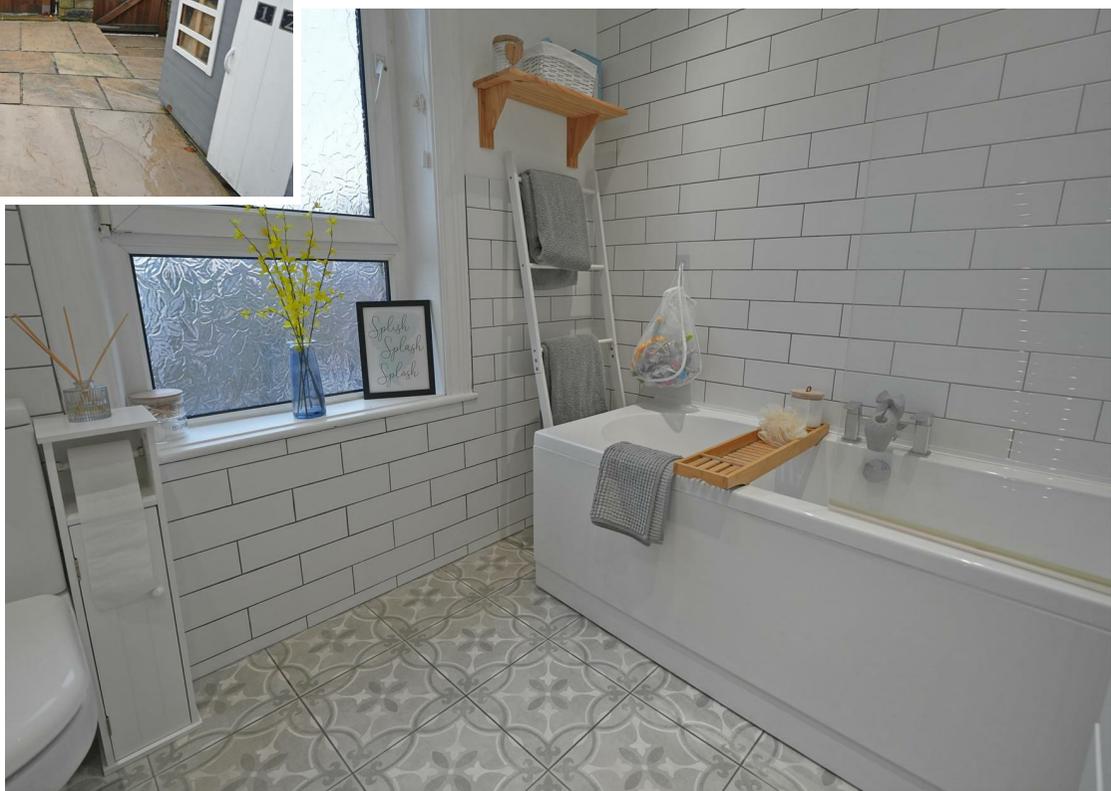
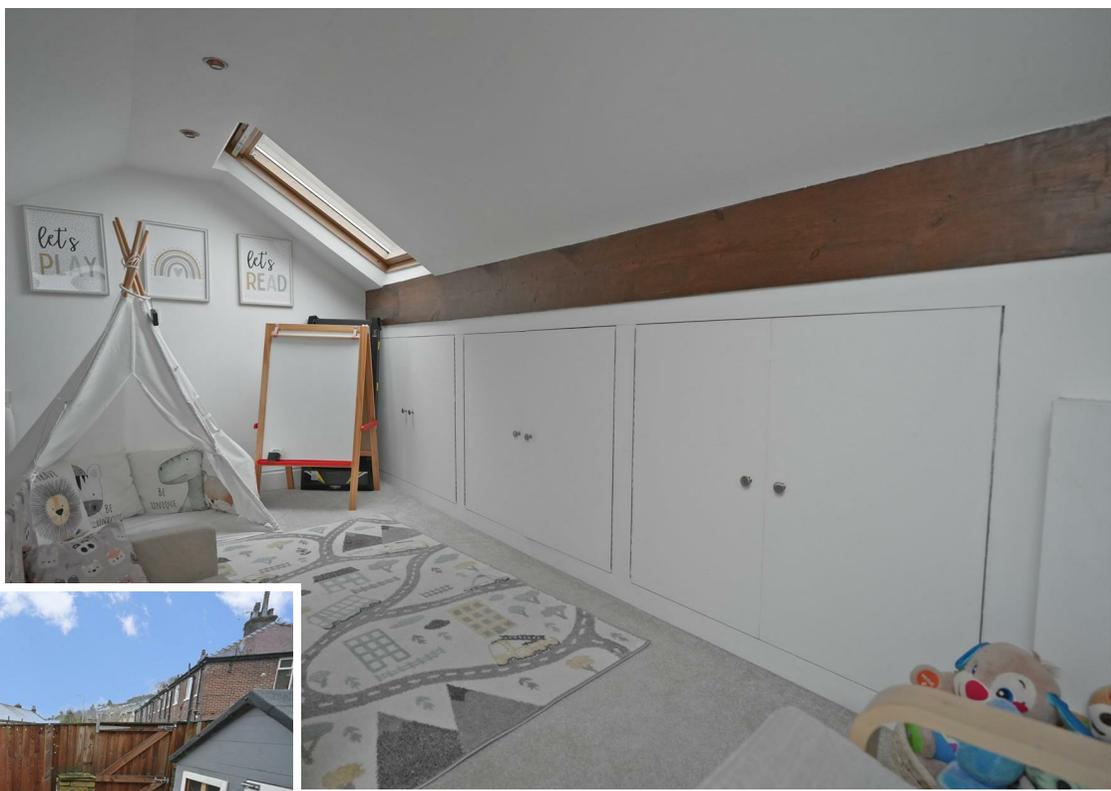
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The three words designated to this property is:
arch.proven.intent

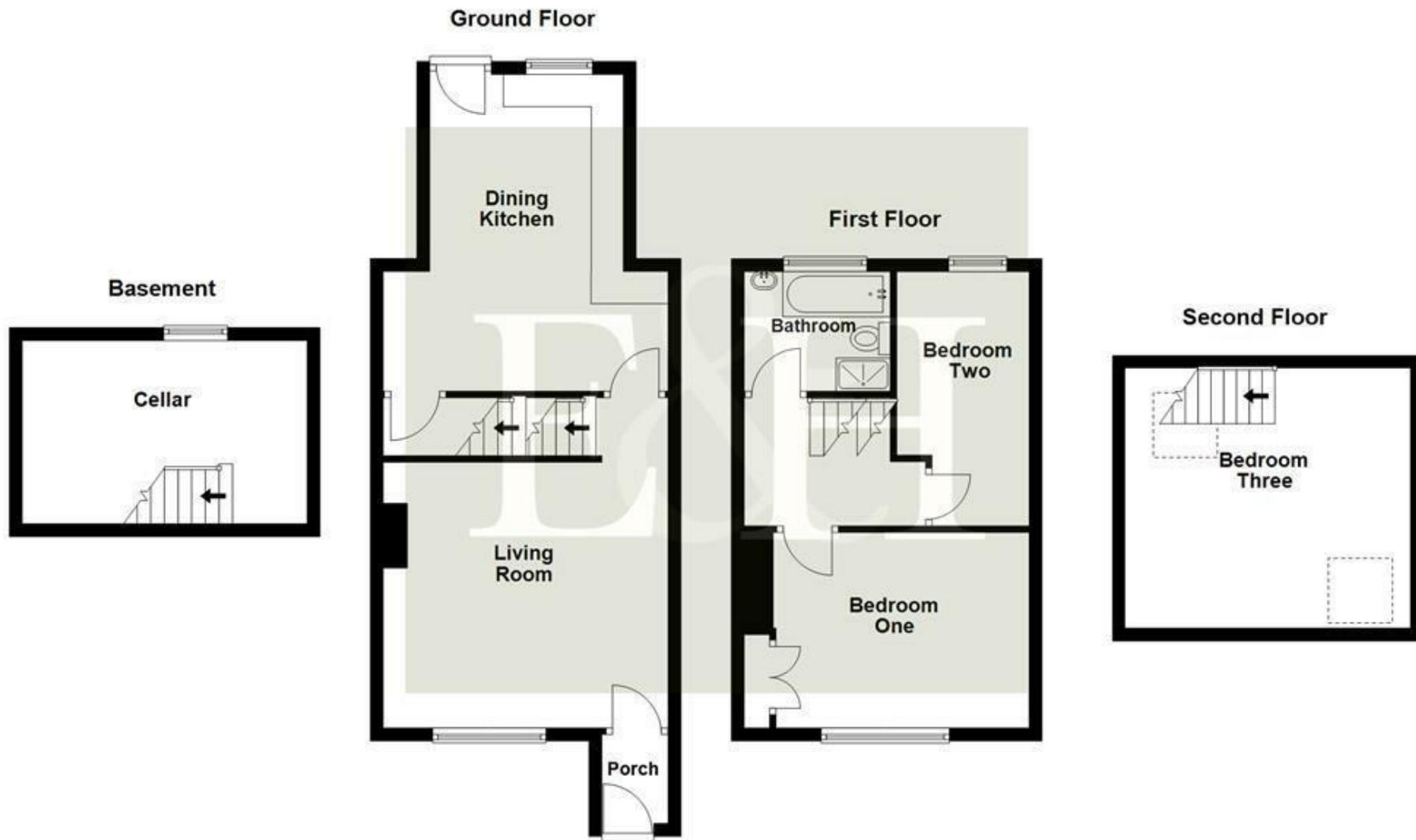
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All measurements are approximate and for display purposes only
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