



## 2 Crossleys Buildings, Halifax, HX3 9PY Asking Price £389,950

HAMILTON BOWER are pleased to offer FOR SALE this EXTENDED STONE BUILT THREE BEDROOM SEMI-DETACHED PROPERTY with off-street parking located in Halifax - HX3 9. With a large private plot offering far-reaching views, an external office building, and generous room proportions throughout, we expect this property to be popular with a range of prospective buyers.

Internally comprising; entrance porch, dining kitchen, dining lounge, ground floor WC, master bedroom with Juliet balcony, another double bedroom and a single, four-piece bathroom and loft. Externally the property has a large corner plot offering parking for at least four cars, an external office building, low-maintenance gardens, and a decking area offering an ideal space for outdoor seating.

The property benefits from gas central heating and double glazing throughout, lovely character features and charm, far-reaching views over Halifax, and is within close proximity to local amenities, schools and commuter links.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Dining Kitchen

18'0" x 14'7" (5.51m x 4.46m)



Spacious open-plan dining kitchen with tiled flooring and access through to the dining kitchen, WC and first floor staircase. The kitchen offers a view to the front of the property and has a range of units with complementary wood worktops. With free-standing furniture and appliances - fridge/freezer, inset range cooker with overhead extractor, double Belfast sink with mixer tap, wine cooler and boiler. The room offers ample room for a family dining table, or a fitted breakfast bar/central island to be installed.

### Lounge/Reception

29'0" x 12'4" (8.84m x 3.77m)



Spacious lounge/reception room through to the side extension of the property with tiled flooring throughout. With double doors out to the garden, ceiling spotlights and ample room for a large suite and family dining table.

## WC



Ground floor WC with sliding door and storage leading off from the dining kitchen. With tiled flooring, WC, wash basin and towel rail.

### Entrance Porch

Entrance porch to the front of the property with access through to the dining kitchen - offering an ideal space for coats and shoes storage.

## FIRST FLOOR

### Primary Bedroom

18'1" x 12'11" (5.52m x 3.95m)



Generous primary bedroom offering great natural light and a Juliet balcony to the front offering an ideal view point. With a fitted air conditioning unit and offering ample room for a large bed with side tables and wardrobes.

### Bedroom

12'0" x 11'8" (3.67m x 3.58m)



Second bedroom, a further double bedroom with a view to the front of the property. Offering ample room for a double bed with side tables and wardrobes.

### Bedroom

5'8" x 5'9" (1.74m x 1.76m)



Third bedroom, a single room with a view to the front of the property - ideal for a child's bedroom or home office.



## Bathroom

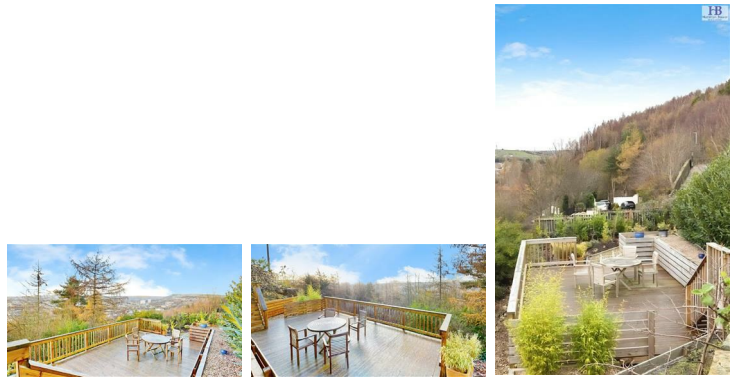


Generous house bathroom with wood flooring and four-piece suite - steam shower with body jets, free-standing tub bath with shower attachment, WC, wash basin and heated towel rail.

## EXTERNAL

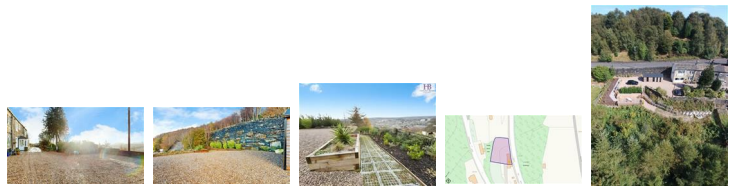


## Decking



Fitted decking to the lower tier of the garden creating a private seating area ideal for entertaining and enjoying the view.

## Plot



The property benefits from a generous plot which extends out to the side and front of the property. Incorporating a large driveway to two sides, decking area, potted plants and mature trees, and a sloped area leading down to the property boundary.

## View



## Outbuilding



Recently added outbuilding to the property, wooden clad with windows to the front. Offering an ideal space for a home office, garden room, or potentially space to be used for a home business. Fitted with power and lighting, and split into two sections currently used as office and storage.

