



9 Cross Lane, Halifax, West Yorkshire, HX3 7LW Asking Price £160,000

Offered to the market with no onward sale chain is this recently modernised TWO BEDROOM PROPERTY located in Shelf - HX3 with local amenities and schools nearby. With a brand new Howdens kitchen & bathroom, new internal doors, new carpets, and fresh decoration throughout, we expect this property to be popular with first time buyers.

Internally comprising; entrance hallway, open-plan kitchen/living, a double bedroom and a single, bathroom, cellar and loft.

Externally the property has a low-maintenance gated garden to the front of the property, and parking is easily available on-street.

We expect this property to be popular so please book an internal inspection promptly.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Lounge



Open-plan ground floor with views to the front and rear, with access to the cellar.
With a central fireplace, and ample room for a suite and breakfast table.

Kitchen



New contemporary kitchen fitted to the rear of the ground floor.
Offering a good range of matching shaker style units with complementary worktops and splashbacks.
Appliances include a four-burner gas hob with extractor, oven/grill.

Cellar

Cellar accessible from the kitchen offering a power supply and ideal storage space.

FIRST FLOOR

Primary Bedroom



Good-sized double bedroom to the front of the property with exposed ceiling beams.
With new carpets and decoration, offering ample room for a double bed with side tables and wardrobes.

Bedroom



Second bedroom, a single room with new carpets, decoration, and a view to the rear of the property.

Bathroom



New bathroom with a frosted window to the front of the property.
Fitted with a contemporary three-piece suite - bath with shower, wc, wash basin and towel rail.

EXTERNAL



Front

Gated garden to the front of the property with an astroturf lawn and seating area.

