



185 Highroad Well Lane

Pellon, Halifax, HX2 0LA

Offers Around £120,000 Freehold





A fantastic opportunity has arisen to purchase this stone built, two-bedroom mid-terrace home on Highroad Well Lane with the benefit of no upper chain. This is an excellent opportunity for those looking for a renovation project and whilst the property does require modernisation and refurbishment, this allows for the new owner to personalise to their own style and taste. Close to good local schools, in the popular residential area of Pellon, in Halifax, this home also enjoys driveway parking for one vehicle to the front, a generous rear garden and a garage (restricted access) suitable for motorbikes or storage/workshop.

Location

The property is located on Highroad Well Lane, between Roils Head Road and Paddock Lane. This popular residential street is close to several good local schools, including The Halifax Academy, and benefits from a wide variety of local amenities and shops, as well as easy access into Halifax town centre with both Bus and Railway stations.

Accommodation

A sliding door opens into a small porch with an inner door opening into the entrance hallway with open staircase leading to the first floor. There is good sized lounge with a wall mounted gas fire with tiled hearth, and fitted shelving to one alcove with archway above. Continuing through to the dining room with window overlooking the rear garden. This room is open to the kitchen which benefits from a range of base, wall and drawer units with complementary worksurfaces, an open understairs storage area and small angled cupboard which houses the gas and electric meters. There is a small, single storey extension to the rear with window over looking the rear garden and timber door leading out to the patio area. There is a further base unit which incorporates a sink with drainer and mixer tap. There is space for an electric cooker and plumbing for a washing machine.

Continuing up to the first floor where the principal bedroom is set to the front of the property and benefits from a useful fitted double cupboard to one side, and double fitted wardrobes to the other side. The good sized second bedroom is set to the rear, with the adjacent house bathroom being part tiled with a useful storage cupboard and a white suite comprising: WC, wash hand basin set within a vanity unit and bath with shower over.

Externally, to the front of the property is a tarmac driveway suitable for one small vehicle and steps leading down to the front door. To the rear there is a generous garden with fenced boundaries which is predominantly lawn with a small patio near the house. At the far end of the garden, one of a pair of a garages is included within the sale which measures approximately 3.6m x 6.1m and has an up & over door. Access to the garage is gained via a narrow driveway between 187 and 189 Highroad Well Lane and this would not be suitable for most motor vehicles.



Council tax band: B
EPC rating: C
Ground rent: N/A
Service charge: N/A

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