



10 Holmfield Gardens

Halifax, HX2 9BD

Offers Over £140,000 Freehold





Offered to the market with no onward chain, 10 Holmfield Gardens is a two-double bedroom end-terrace house with driveway parking and an enclosed rear garden. The property is positioned conveniently close to Halifax town centre offering a range of local amenities and excellent transport links.

Location

Holmfield offers a wide range of local shops and amenities with additional amenities available within nearby Halifax Town centre. There are several highly regarded local schools including the North Halifax Grammar School, and Trinity Academy. Round Hill can be accessed from Shay Lane via Heathy Lane, and is in close proximity to Beechwood Park with its nature reserve, children's play area, exercise equipment and sports fields. In addition, the area boasts excellent commuter links with easy access to Halifax Railway Station, the M62 motorway via junctions 24 and 25, and the A58.

Accommodation

Access is gained into the entrance hallway with a staircase rising to the first floor. The door to your left takes you through to the spacious lounge which has a large window to the front elevation allowing for natural light. A fire sits at the focal point with stone hearth.

A door from the lounge leads through to the kitchen/diner which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven and four-ring hob with extractor above. A door leads out to the rear garden.

Rising to the first floor landing accessing two double bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property, benefiting from a walk-in wardrobe. The second double bedroom enjoys an outlook over the rear garden while the part-tiled house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, to the front of the property, a block-paved driveway provides off-street parking for one car, with stairs then leading up to a raised, lawned garden and the front door. To the rear, accessed from the kitchen/diner and down the side of the property, an enclosed garden has multiple paved and pebbled areas providing somewhere to sit and relax. There is also a storage shed.



Total area: approx. 57.7 sq. metres (621.5 sq. feet)

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

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