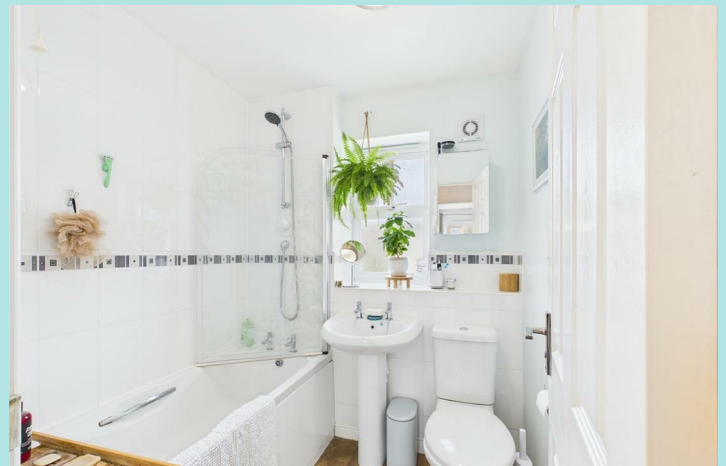


23 Hastings Way

Halifax, HX1 2QB

Offers Around £180,000 Freehold





Situated on a popular residential cul-de-sac, 23 Hastings Way is stone built, mid terrace property which offers ready to move into, two bedroom accommodation, alongside a driveway, garage and beautiful rear garden. This would make an ideal purchase for a first time buyer, those looking to downsize or as an investment.

Location

Hastings Way is a cul-de-sac accessed off Free School Lane, in easy walking distance of Queens Sports Club and Tennis Courts, Savile Park Moor and Manor Heath Park. There are highly regarded local schools including Savile Park Primary and The Crossley Heath School. Halifax Town Centre and Halifax Railway Station are approximately 1 mile away. Calderdale Royal Hospital is also easily accessible.

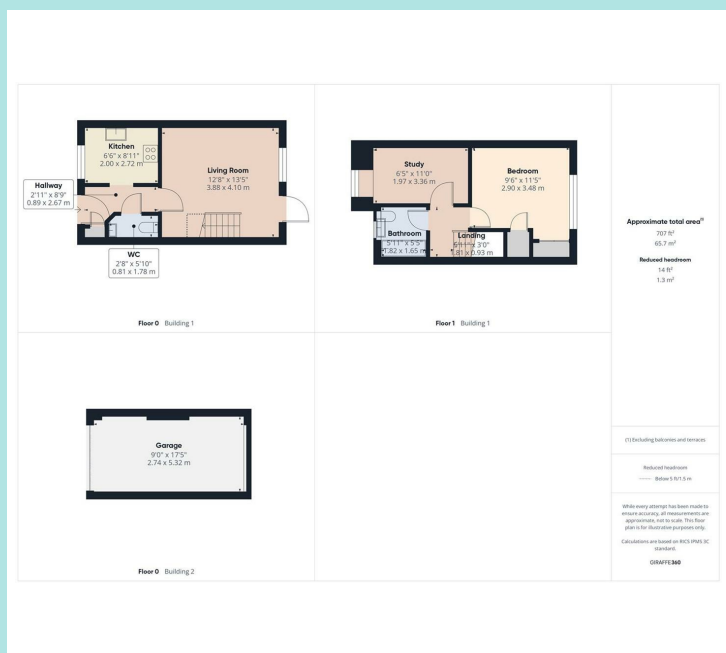
Accommodation

Access is gained into the welcoming entrance hallway, benefitting for a cloaks cupboard and a cloakroom with w/c and pedestal wash-hand basin. The first door on your left takes you through to the kitchen offering a range of white, high-gloss wall, drawer and base units with contrasting worksurfaces incorporating an inset bowl sink and drainer with mixer-tap. Integrated appliances include a Bosch oven and four-ring hob with extractor above and a fridge freezer.

Moving through to the well-presented lounge with a large window and glazed door flooding the room with natural light while enjoying an outlook and allowing access into the rear garden. An open staircase with decorative balustrade rises to the first floor landing which in turn leads to two bedrooms and the house bathroom.

The spacious principal bedroom is positioned to the rear of the property enjoying an outlook over the rear garden and benefitting from built-in wardrobes. The second bedroom is positioned to the front of the property, currently utilised as a study with built-in office furniture while the part-tiled house bathroom boasts a contemporary three-piece suite comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower attachment.

Externally, to the front of the property a flagged step and pathway with colourful planter leads to the front door. To the left of the property is a driveway and single garage. To the rear of the property, an enclosed garden has a Indian-stone flagged patio and a raised decked seating area with timber pergola.



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

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