



201 Spring Hall Lane

Halifax, HX1 4JG

Offers Around £135,000 Freehold





This deceptively spacious, stone built, three bedroom mid-terraced home is located just a short distance from The Halifax Academy, and one mile from Halifax Town Centre. The accommodation boasts high ceilings, central heating, double glazing, a useful keeping cellar and a low maintenance, paved gardens, and would be of particular interest to first time buyers, young families or investment purchasers.

Location

The property is located on Spring Hall Lane, towards the end where it meets Warley Road. It is within the catchment area of a number of highly regarded schools including The Halifax Academy, West View Park, West End Golf Club, Wellesley Park and Thrum Hall are all near by, and there are many shops and local amenities available. Halifax town centre, with all it's shops and amenities, including the Bus and Railway stations, is only a mile away.

Accommodation

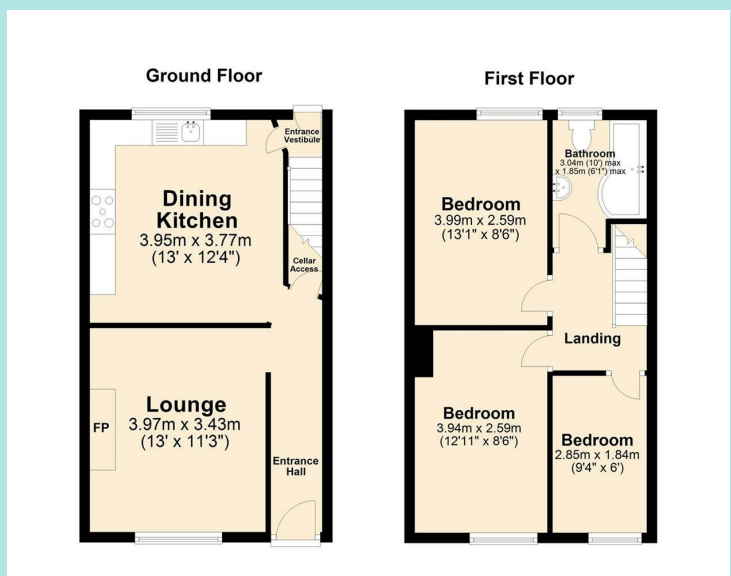
A uPVC door with light panel above opens into the entrance hallway with radiator cover. There is a good sized lounge with period coving and skirting, a large window to the front elevation, an arch to one alcove and an electric fire with timber surround.

At the rear of the property there is a spacious dining kitchen with a good range of base, wall and drawer units with contrasting worktops and splashbacks which incorporate a sink with drainer and mixer tap, and a gas hob with extractor hood above. There is an integrated electric oven, plumbing for a washing machine and space for a fridge freezer. The rear entrance vestibule has a further uPVC door which leads out to the rear garden, and an open staircase to the first floor.

From the entrance hall a door gives access to the useful keeping cellar which has a stone flagged floor, window to the rear elevation and the boiler is located to the external wall.

Continuing up to the first floor where there are two good sized double bedrooms with a third bedroom being a generous single. The house bathroom benefits from part tiled walls and a white three piece suite comprising: wash hand basin, WC and a P-shaped bath with shower over and glass shower screen.

Externally, there are low maintenance, paved gardens to both the front and back. On street parking is available and no permit is required.



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

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