



## 10 Rosemary Lane

Siddal, Halifax, HX3 9BS

Offers Around £295,000 Freehold





Situated on Rosemary Lane in Siddal, this attractive stone-built detached true bungalow is offered to the market with no upper chain. Boasting three well-proportioned bedrooms, a generous reception room and a bright, welcoming conservatory overlooking the garden, the property offers spacious and versatile accommodation throughout. Externally, the home benefits from a beautifully positioned south-facing garden, an attached garage and a substantial block-paved driveway providing ample off-road parking. Ideally suited to those seeking single-level living or a long-term home in a desirable location, this is a fantastic opportunity not to be missed.

### Location

The property occupies a corner plot on Rosemary Lane in Siddal, just a short distance from Siddal doctors surgery and the primary school. This popular residential location is convenient for Halifax town centre and all its amenities including the railway station, Calderdale Royal Hospital and Salterhebble Hill with easy access to the M62 motorway.

### Accommodation

A uPVC glazed entrance door opens into an entrance vestibule, with a further glazed door leading through to the central hallway. The hallway benefits from a useful double fitted storage cupboard housing the gas boiler, together with access to the partially boarded loft via a pull-down ladder.

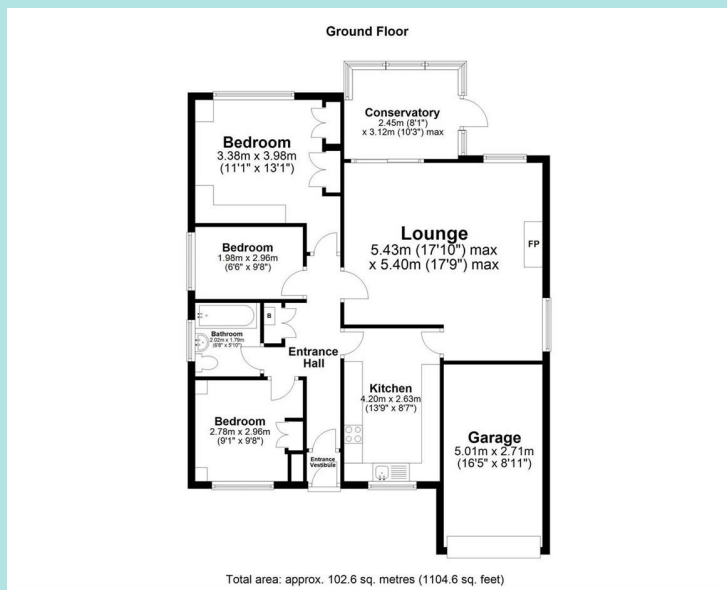
The kitchen is fitted with a good range of base, wall and drawer units complemented by coordinating work surfaces incorporating a four-ring gas hob with extractor above and a stainless steel sink with mixer tap. Integrated appliances include a double electric oven/grill, while additional features include tiled splashbacks, plumbing for a washing machine, and space for both a tumble dryer and under-counter fridge.

To the rear of the property is a spacious L-shaped lounge, filled with natural light from dual aspect windows. The focal point of the room is a coal-effect gas fire set within a marble hearth and back plate with timber surround. Sliding uPVC patio doors open into the conservatory, which enjoys pleasant views over and direct access to the south-facing rear garden.

The principal bedroom is a generous double overlooking the rear garden and benefits from an extensive range of fitted furniture including wardrobes, bedside cabinets, drawers and a dressing table. The second bedroom is a well-proportioned single room with a side-facing window, while the third bedroom, positioned to the front elevation, is a small double with fitted wardrobes, drawers and bedside units.

Completing the internal accommodation is the house bathroom, fitted with a white three-piece suite comprising a low flush WC, wash hand basin and walk-in bath with electric seat and shower over. With tiled walls, the room features fitted mirrors along one wall together with a side-facing window.

The adjoining garage is equipped with an electric roller shutter door, power and lighting. Externally, the property enjoys a generous block-paved driveway providing off-road parking for multiple vehicles. The well-maintained gardens wrap around the bungalow and feature a combination of lawned, paved and pebbled areas with mature planted borders, shrubs and a colourful variety of flowers. To the rear, a paved patio adjoins the conservatory, creating an ideal seating area to enjoy the south-facing aspect and lovely open views. Additional paving extends to the side of the property where a useful garden shed is located, with gated access leading back to the driveway.



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

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