



## The Lodge Heath Villas

Halifax, HX3 0BB

**£725 PCM**







Situated at the head of Heath Villas is this charming stone built former lodge property providing two bedroomed unfurnished accommodation that makes full use of the home's traditional features. Its situation both close to Halifax centre, and the local open green spaces of Halifax moor & Manor Heath Park make this a great base for those looking for convenient living in pleasant surroundings. Ideally suited to a professional person or couple the property features an entrance lobby kitchen, lounge, cellar, two bedrooms & house bathroom & enclosed outside space.

#### Accommodation

Accessed through the enclosed garden, the entrance door opens into the entrance lobby with coat hanging facilities. Through to the kitchen which is fitted with a range of wall & base units with matching drawers, stainless steel sink & drainer with mixer tap. Appliances include built-in electric oven, hob & canopy above, washing machine & fridge with ice box. Off the kitchen is the lounge with corner windows & a period arched doorway. Steps from the kitchen lead down to a cellar housing the utility meters. Stairs from the kitchen lead up to the landing which opens into a main bedroom, single bedroom which is an ideal space for a home office & a house bathroom fitted with three piece suite comprising low flush WC, wash basin & bath with mixer tap shower attachment. Externally there is a low maintenance enclosed gravelled space.

#### Location

The Lodge is located on Free School Lane close to the green spaces of Savile Park and Manor Heath, & the local amenities of Skircoat Green provided by independent retailers. The property location is good for access to the Calderdale Royal Hospital & Halifax Town Centre for a wider range of amenities together with good commuter links from the bus and railway stations and M62 Network.

Council tax band: B  
EPC rating: E  
Deposit: £836



[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.