



Tresca, Halifax, HX2 7LW  
£475,000

**E&H** Edkins Holmes  
ESTATE AGENTS

A charming and deceptively spacious four bedroom family home, brimming with character and features, located on Burnley Road, Halifax. Upon entering the property you are welcomed into the stunning entrance hall, a large space with attractive wood panelling. Having been fully modernised, the property boasts two spacious reception rooms, offering ample space for family gatherings and entertaining. The painted solid oak kitchen is thoughtfully designed to combine elegance and functionality and is complimented by a large utility room with pantry cupboard. The first floor benefits from an attractive sunroom offering a tranquil additional living space with French doors and Juliet balcony overlooking the garden. The master bedroom features an en-suite for your privacy and convenience.

Additional amenities include a utility room and a ground floor shower room, adding to the home's practicality. The detached double garage and off-road parking for several cars ensure plenty of space for vehicles.

Step outside to the tiered garden, a true oasis with its lawn area, inviting decking and patio seating areas, and mature planting. This outdoor space is perfect for relaxation and enjoying the beauty of nature.



**Entrance Hall 15'1" x 13'5" (4.606 x 4.113)**  
Exposed beam. Wooden panelling. Parquet flooring. Understairs cupboard. Traditional style radiator. Stone Mullion UPVC tripled glazed window to front elevation. Wooden door to front elevation.

**Shower Room**  
Wash hand basin. Low flush W.C. Walk-in shower cubicle. Chrome towel radiator. Tiled floor. UPVC double glazed window to rear elevation.

**Lounge 15'1" x 14'10" (4.606 x 4.522)**  
Multi fuel stove. Tiled flooring. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

**Second Reception Room 16'3" x 15'0" (4.972 x 4.588)**  
Log burner set in Inglenook fireplace. Exposed beams. Tiled floor. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

**Kitchen 7'0" x 14'11" (2.159 x 4.568)**  
Solid oak fitted kitchen with a range of wall and base units. Ceramic one and a half bowl sink. Solid wood work surfaces. Electric oven. Induction hob. Cooker hood. Integrated dishwasher. Integrated fridge. Designer radiator. Tiled flooring. Cupboard housing Worcester Bosch boiler. Two UPVC double glazed windows to rear elevation.

**Utility Room 7'6" x 14'7" (2.31m x 4.452m)**  
Base units. Solid wood work surfaces. Plumbing for washing machine. Pantry cupboard. Tiled flooring. Access to cellar. UPVC double glazed window to rear elevation. Wooden door to rear elevation.

**Landing**  
Stairs leading from entrance hall. Cupboard. Radiator.

**Bedroom One 16'4" max x 14'11" (4.984 max x 4.572)**  
Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

**En-Suite**  
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan.

**Second Bedroom 15'2" x 13'5" (4.636 x 4.114)**  
Fitted wardrobes. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

**Bedroom Three 10'5" x 9'6" (3.189 x 2.900)**  
Fitted wardrobes. Built in cupboard. Radiator. Stone Mullion UPVC tripled glazed window to front elevation.

**Bedroom Four 7'7" x 9'6" (2.323 x 2.906)**  
Radiator. UPVC double glazed window to rear elevation. Fakro window.

**Sun Room 9'2" x 10'9" (2.814 x 3.283)**  
UPVC double glazed French doors with Juliet balcony to rear elevation. Fakro window.

**Bathroom**  
Twin wash hand basin in Vanity unit. Low flush W.C. Bath with mixer taps and shower head. Partially tiled. Built in cupboard. Designer radiator. UPVC double glazed window to side elevation.

**Double Detached Garage 18'6" x 17'10" (5.64 x 5.46)**  
Sliding doors. Power. Light.

**Parking**  
Driveway parking for several vehicles to the rear.

**Front Garden**  
Low maintenance cobbled garden with hedgerow borders.

**Rear Garden**  
Tiered lawn and patio garden with shingle seating area. Wide range of mature plants and shrubs.

**Additional Information**  
This is a quick note to say how easily this garden could be adapted for young children. With its different areas—including open grassy areas, shaded spots, and established paths—it naturally lends itself to various safe, child-friendly uses.

Adding a few small fences or barriers can help define secure play areas while maintaining the garden’s overall appeal. The layout supports a simple, low-effort transition for various family uses.

**Council Tax Band**  
E

**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
silks.jets.vibrates

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