New Lane, Halifax, HX3 0TE
£360,000

Edkins & Holmes
ESTATE AGENTS

Woodlands is a unique and substantial four-bedroom semi-detached residence dating back to the 1920s, enjoying a particularly generous plot within one of Calderdale's most sought-after residential areas. This characterful home has been designed to take full advantage of the impressive woodland views to the rear, creating a wonderfully peaceful and private setting whilst remaining conveniently placed for Calderdale Royal Hospital and Halifax town centre.

The spacious and versatile accommodation includes two generous reception rooms, a conservatory and dining kitchen, providing excellent living space for both family life and entertaining. To the first floor are three well-proportioned double bedrooms together with a fourth single bedroom, currently utilised as a home office. Whilst the property has been well maintained, some areas would now benefit from updating and modernisation, offering an excellent opportunity for the next owner to enhance the accommodation to their own individual taste.

Externally, Woodlands really comes into its own. Extensive tiered gardens incorporate artificial lawned areas, traditional lawns, established planting and mature shrubbery, providing a superb outdoor environment with a high degree of privacy and an attractive woodland backdrop. The property also benefits from two garages, with a single garage positioned on the front driveway and a larger double garage to the rear, accessed from Copley.

Of particular interest is the additional potential offered by the generous plot. Neighbouring properties have previously sold sections of their gardens as building plots and the current owner has explored a similar opportunity, with indicative plans having been prepared for the construction of a detached dwelling. No formal planning application has been submitted and prospective purchasers should make their own enquiries regarding any future development potential.

Woodlands represents a rare opportunity to acquire a substantial 1920s family home

Lower Ground Floor:

Inner Hall
Tiled floor.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle.

Lounge 11'4" x 17'4" (3.471 x 5.285)
Coal effect, living flame gas fire. Radiator. Two UPVC double glazed windows to rear elevation.

Snug 10'10" x 11'6" (3.312 x 3.521)
Dimplex electric fire place. Radiator. UPVC double glazed window to rear elevation.

Dining Kitchen 9'7" x 13'11" (2.941 x 4.261)
Fitted kitchen with wall and base units. Ceramic one and a half bowl sink. Gas Rangemaster cooker (included). Cooker hood. Integrated Bosch dishwasher. Radiator. Door leading to conservatory. UPVC double glazed window to rear elevation.

Conservatory 7'7" x 14'7" (2.330 x 4.459)
UPVC constructed conservatory. Lights.

Ground Floor:

Spacious Entrance Hall
Loft access (loft measures 29ft x 9 ft 10 in (8.85m x 3.0 m)). Radiator. Stairs leading to Snug. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Master Bedroom 11'1" x 10'11" to wardrobes (3.392 x 3.347 to wardrobes)
Fitted wardrobes. Radiator. UPVC double glazed Bay window to front elevation with window seat.

Bedroom Two 11'1" x 11'6" (3.391 x 3.525)
Fitted wardrobes. Radiator. UPVC double glazed Bay window to rear elevation with window seat.

Bedroom Three 11'2" x 8'3" to wardrobes (3.413 x 2.534 to wardrobes)
Built in wardrobes. Radiator. UPVC double glazed Bay window to rear elevation with window seat.

Office / Bedroom Four 6'7" x 11'9" (2.014 x 3.590)
Wash hand basin. Cupboard housing boiler. Radiator. Two UPVC double glazed windows to front elevation.

Utility Room 6'9" x 4'6" (2.079 x 1.373)
Access from Office / Bedroom Four. Plumbing for washing machine. Single glazed window to rear elevation.

Bathroom
Wash hand basin vanity unit. Low flush W.C. Corner bath with mixer taps and shower over. Fully tiled. Towel radiator. Extractor fan. UPVC double glazed window to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Linen cupboard. UPVC double glazed window to front elevation.

Single Garage
Electric roller doors. Power. Light.

Double Garage
Steel shutter door.

Parking
Driveway parking for multiple vehicles.

Rear Garden
Tiered garden with artificial lawn, turf and shrubbery levels. Mature trees and planting.

Other Information:
The current owner has consulted with a planning officer regarding potential to build a detached property in part of the garden. Please see plans attached (planning permission has not been sought).

Council Tax Band
D

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:
fine.dunes.pines

Disclaimer
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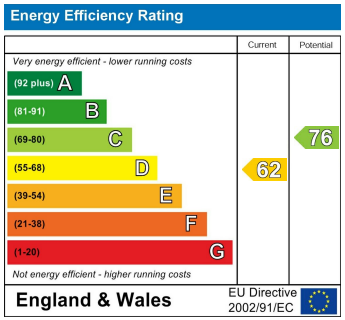
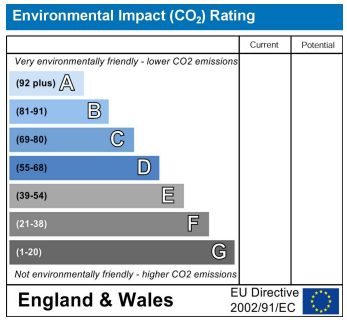
We are not a member of a client money protection scheme.





HOME

Dream...

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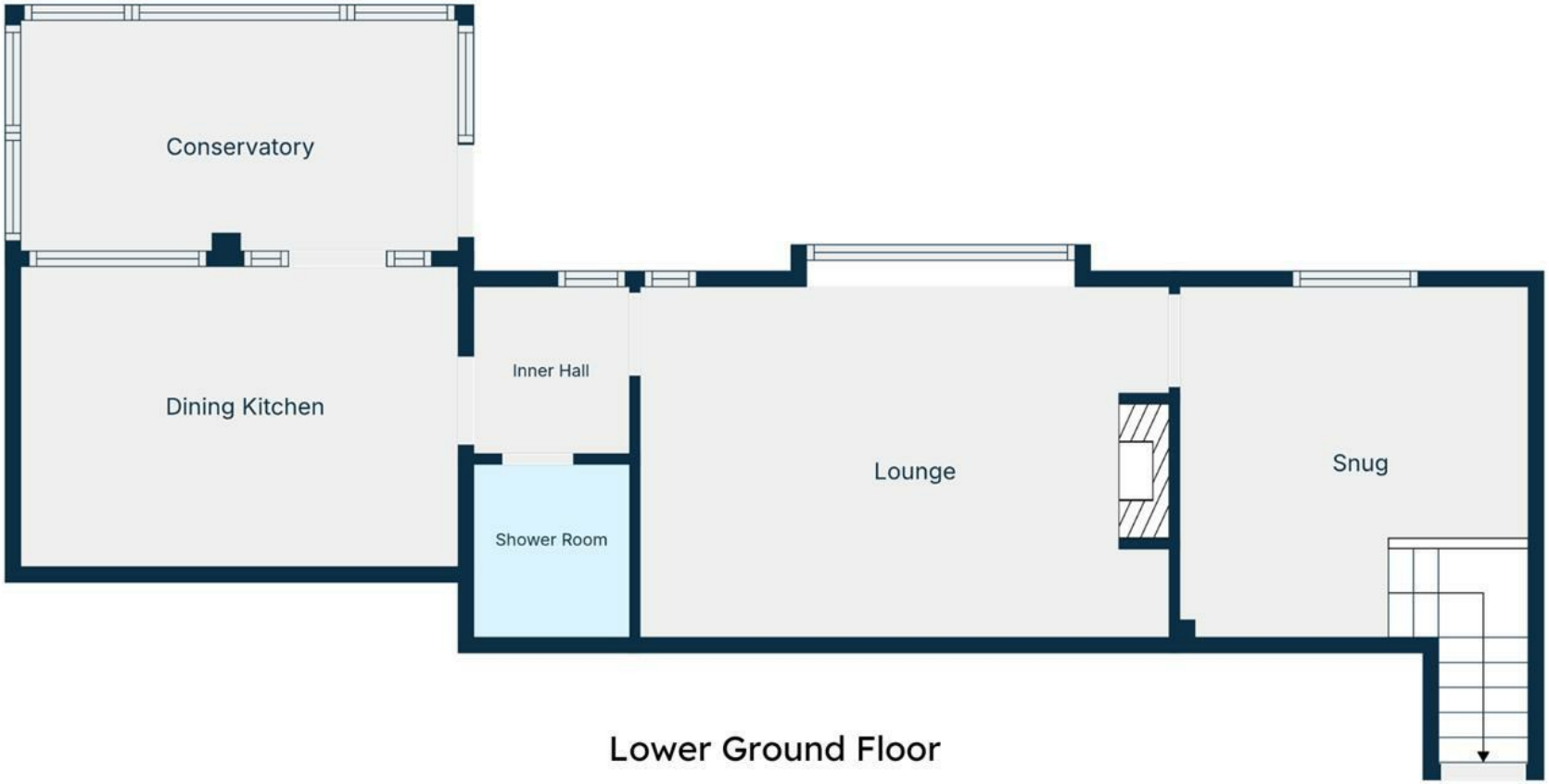

Lower Ground Floor