

Sunnybank Crescent, Halifax, HX4 8ND

£220,000

Edkins & Holmes
ESTATE AGENTS

An extended three-bedroom semi-detached home offering generous accommodation, excellent potential and far-reaching views.

The ground floor is approached via a spacious entrance hall, which has plumbing already in place to allow for the installation of a cloakroom/WC if required. From here, the accommodation includes a comfortable lounge and a dining kitchen, providing a sociable space for everyday family living and entertaining.

To the first floor are three bedrooms, completing the well-proportioned family accommodation.

Whilst the property is in need of some modernisation, it presents an excellent opportunity for the new owner to update and personalise the accommodation to their own requirements.

Externally, there is a lawned garden to the rear, while to the front is a patio garden which takes advantage of the far-reaching views. A particular feature of the property is the detached double garage, providing valuable parking, storage or workshop space.

Situated on the established Sunnybank Crescent in Greetland, this is a spacious home with plenty of scope and should appeal to buyers looking for a property they can improve and make their own.







Entrance Hall
Understairs cupboard. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation. (Plumbing to install W.C. If required).

Lounge 13'7" into bay x 12'11" (4.157 into bay x 3.950)
Gas fire. UPVC double glazed window to front elevation.

Dining Kitchen 7'9" x 16'8" (2.378 x 5.094)
Fitted kitchen with wall and base units. One and a half bowl sink. Gas and electric cooker point. Plumbing for washing machine. Plumbing for dishwasher. Worcester boiler. Understairs storage with power point. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

Landing
Stairs from Entrance Hall. Loft access (boarded).

Bedroom One 8'8" x 12'11" (2.656 x 3.953)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'9" x 7'10" (3.299 x 2.402)
Built in bed (included if required). Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'9" x 9'1" (2.383 x 2.778)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

Detached Double Garage
Double doors. Power. Light.

Front Garden
Patio garden with mature planting.

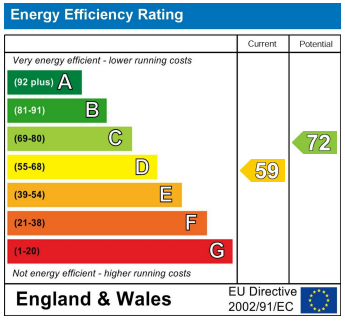
Rear Garden
Lawn garden with shed.

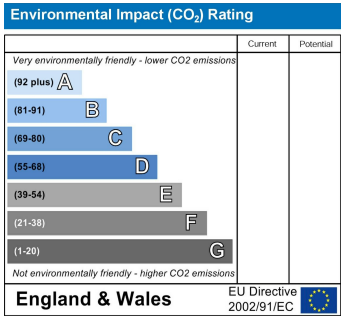
Council Tax Band
C

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:
stand.marked.agreed

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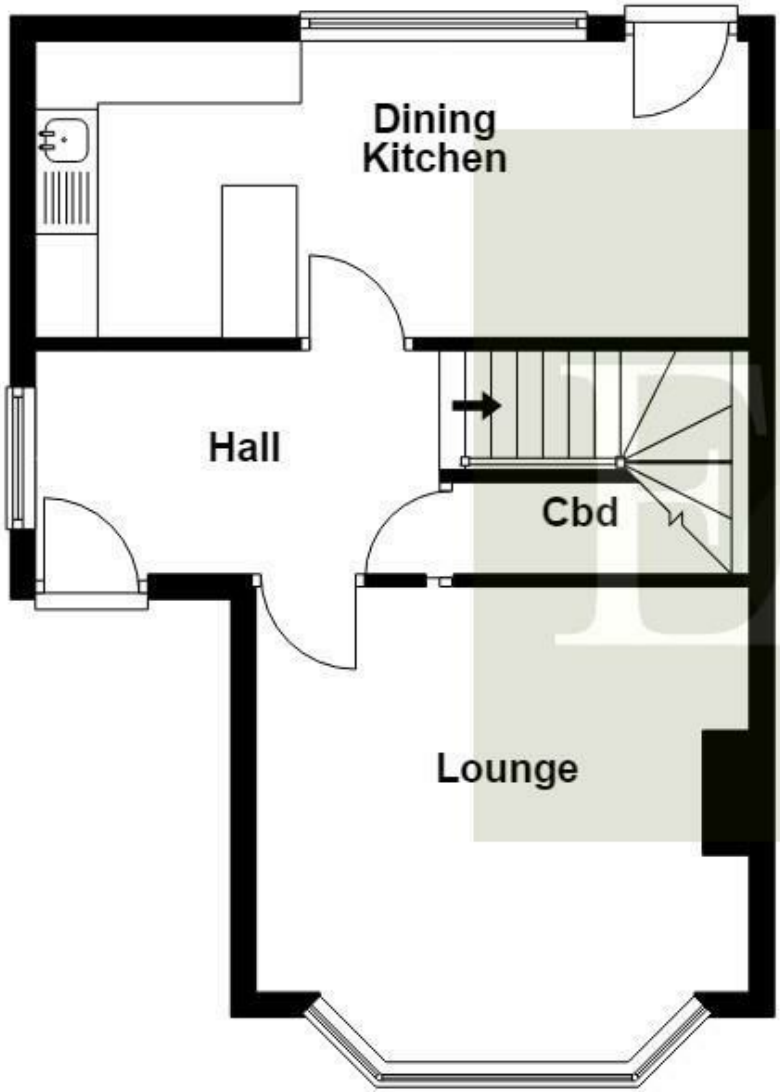




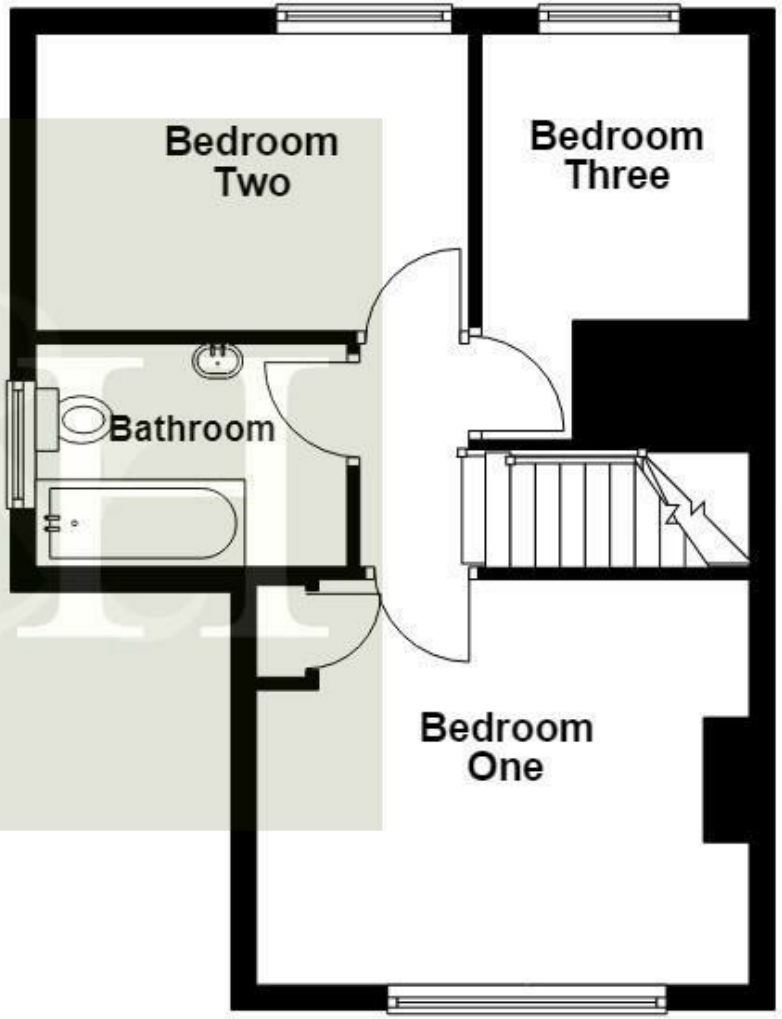




Ground Floor



First Floor



All measurements are aprroximate and for display purposes only
Plan produced using PlanUp.

6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044