



Wellgarth, Halifax, HX1 2BJ
Offers Over £270,000

E&H Edkins Holmes
ESTATE AGENTS

A three bedroom, walk-in, detached house situated on this popular residential area close to Halifax town centre. This house benefits from far reaching views to the front of the property and a mature enclosed country garden to the rear. Within walking distance to rail links for Leeds, Manchester and London, this would be a fantastic home for many types of buyers and young family's.

The accommodation, in brief, comprises: Entrance hall, lounge/dining room and kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. There are lawn gardens to both front and rear along with a driveway leading to the single, detached garage.



Entrance Hall

Radiator. UPVC double glazed window. UPVC double glazed door to front elevation.

Lounge / Dining Room 26'2" x 11'4" (7.977 x 3.458)

Feature fireplace with new digital electric fire with black marble inset and hearth and white surround. Under stairs storage. Two radiators. UPVC double glazed patio doors to rear elevation. UPVC double glazed windows to front elevation.

Kitchen 10'7" x 6'8" (3.244 x 2.051)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Tiled splashbacks. Tiled floor. Plumbing for washing machine. UPVC double glazed window to side elevation. UPVC double glazed door to rear elevation.

Landing

Loft access. UPVC double glazed window to side elevation.

Bedroom One 14'7" x 8'6" (4.448 x 2.596)

Double bedroom. Radiator. Laminate flooring. UPVC double glazed window to front elevation with stunning, far reaching views.

Bedroom Two 11'3" x 8'5" (3.443 x 2.568)

Double bedroom. Laminate flooring. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'7" x 6'0" (2.932 x 1.831)

Radiator. Airing cupboard. Laminate flooring. UPVC double glazed window to front elevation with stunning far reaching views.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Chrome towel radiator. Fully tiled walls and floor. UPVC double glazed window to rear elevation.

Front Garden

Lawn garden with cottage flowers

Rear Garden

Two enclosed gardens to the rear with elevated cottage garden area.

Parking

Ample driveway parking for 2 - 3 cars

Garage

Single garage.

Other Info

5G cable laid (not yet connected).

Council Tax Band

C

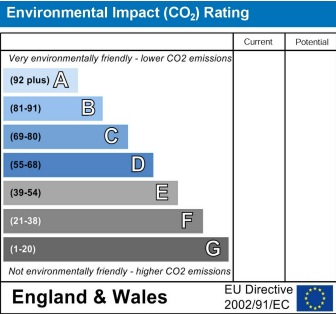
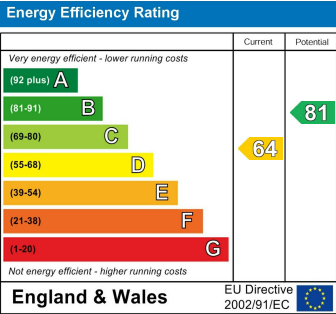
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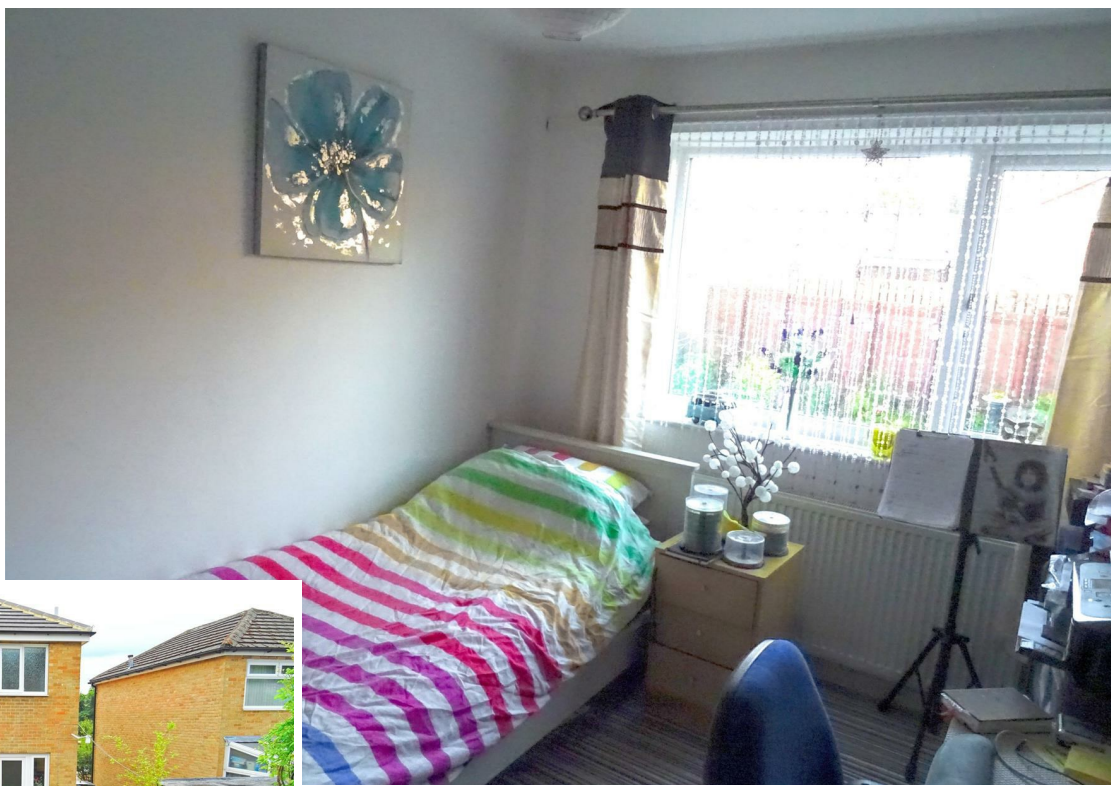
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The three words designated to this property is:
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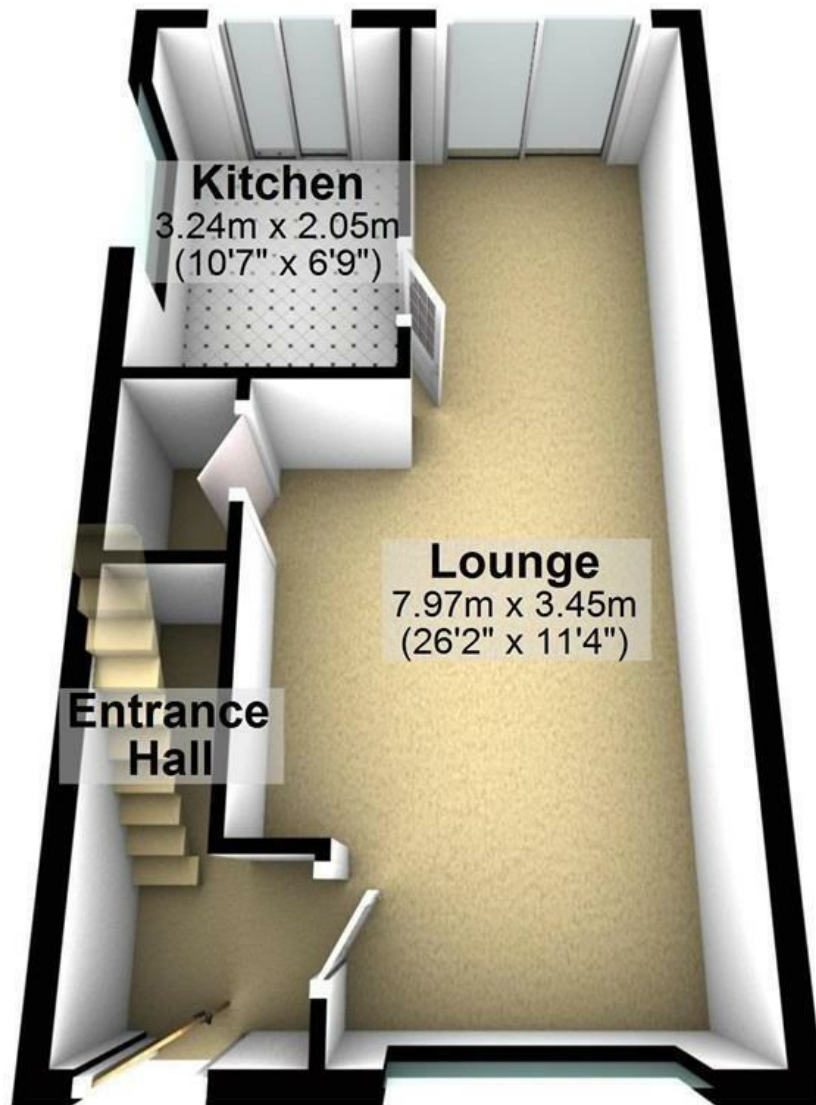
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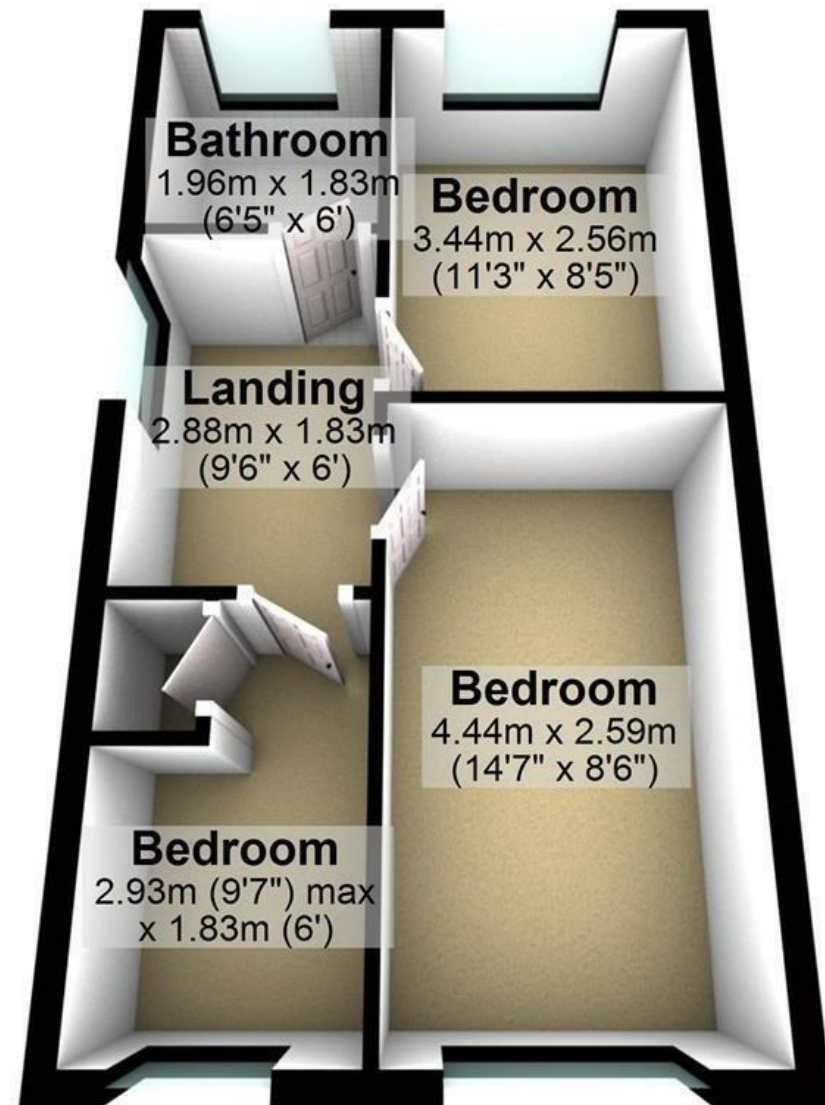




Ground Floor



First Floor



To be used for Illustration purposes only. Measurements are approximated.
Plan produced using PlanUp.