



Phoebe Lane, Halifax, HX3 9AS
Offers Over £210,000

E&H Edkins Holmes
ESTATE AGENTS

Offered to the market for the first time since new, this well-maintained three-bedroom semi-detached home was built in the 1980s and has been lovingly cared for by the same owner throughout its history.

The property provides spacious and practical accommodation, comprising a bright through lounge/dining room, fitted kitchen, two generous double bedrooms, and a further single bedroom. While presented in good order throughout, the home offers excellent potential for cosmetic updating, allowing purchasers to personalise the property to their own taste and style.

Externally, the property enjoys attractive landscaped gardens to both the front and rear, creating pleasant outdoor spaces for relaxation and entertaining. A driveway provides ample off-road parking for two or more vehicles.

Situated in the popular residential area of Siddal, close to local amenities, schools, and transport links, this is a rare opportunity to acquire a cherished family home with scope to add value and create a long-term residence.



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Lounge 14'2" x 12'2" (4.323 x 3.722)
Electric fireplace. Understairs cupboard housing boiler.
Radiator. UPVC double glazed window to front elevation.

Dining Room 8'7" x 7'11" (2.632 x 2.430)
Open plan to Lounge. Radiator. UPVC double glazed window to rear elevation.

Kitchen 9'1" x 6'10" (2.778 x 2.103)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric cooker point. Plumbing for washing machine. UPVC double glazed window to side elevation.
UPVC double glazed door to rear elevation.

Landing
Stairs from Entrance Hall. UPVC double glazed window to side elevation.

Bedroom One 14'6" x 8'9" (4.423 x 2.686)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'10" x 8'10" (2.701 x 2.707)
Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'1" into recess x 6'1" (2.481 into recess x 1.870)
Built in single bed. UPVC double glazed window to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. UPVC double glazed window to rear elevation.

Parking
Driveway parking for upto two cars.

Front Garden
Open lawn with mature planting.

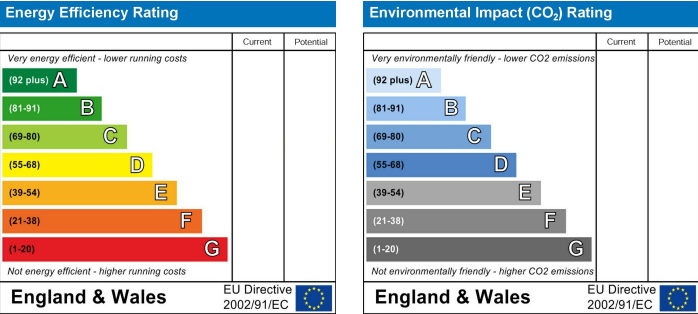
Rear Garden
Landscaped lawn and patio garden.

Council Tax Band
B

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:
gain.cloud.attend

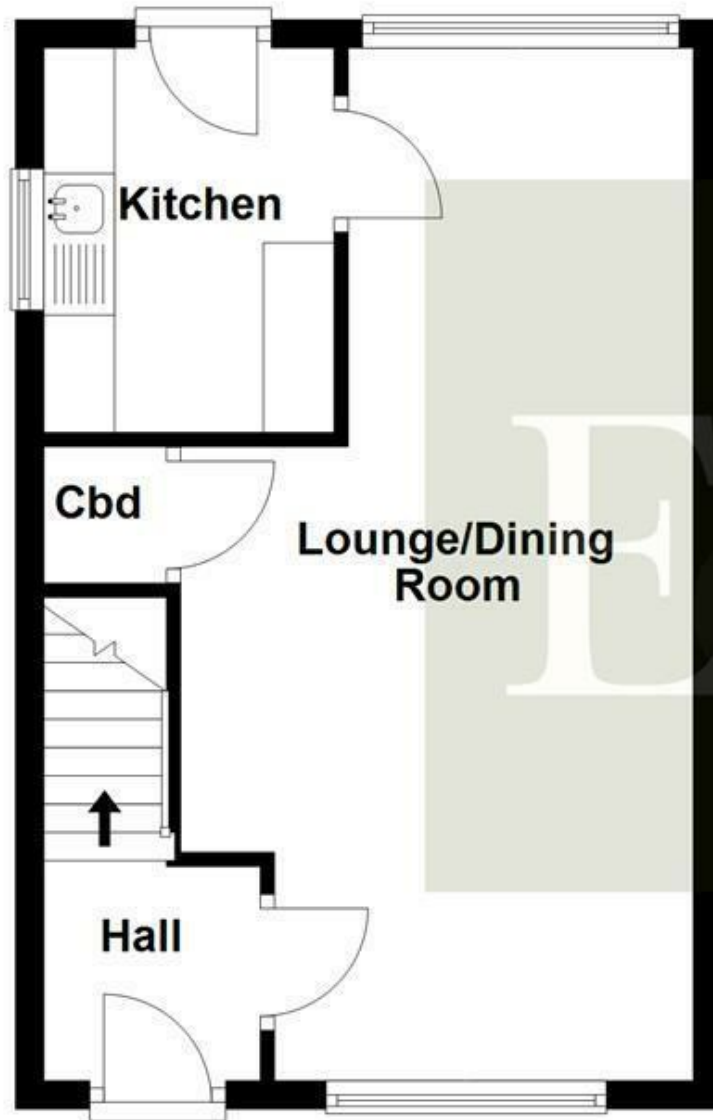
Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.



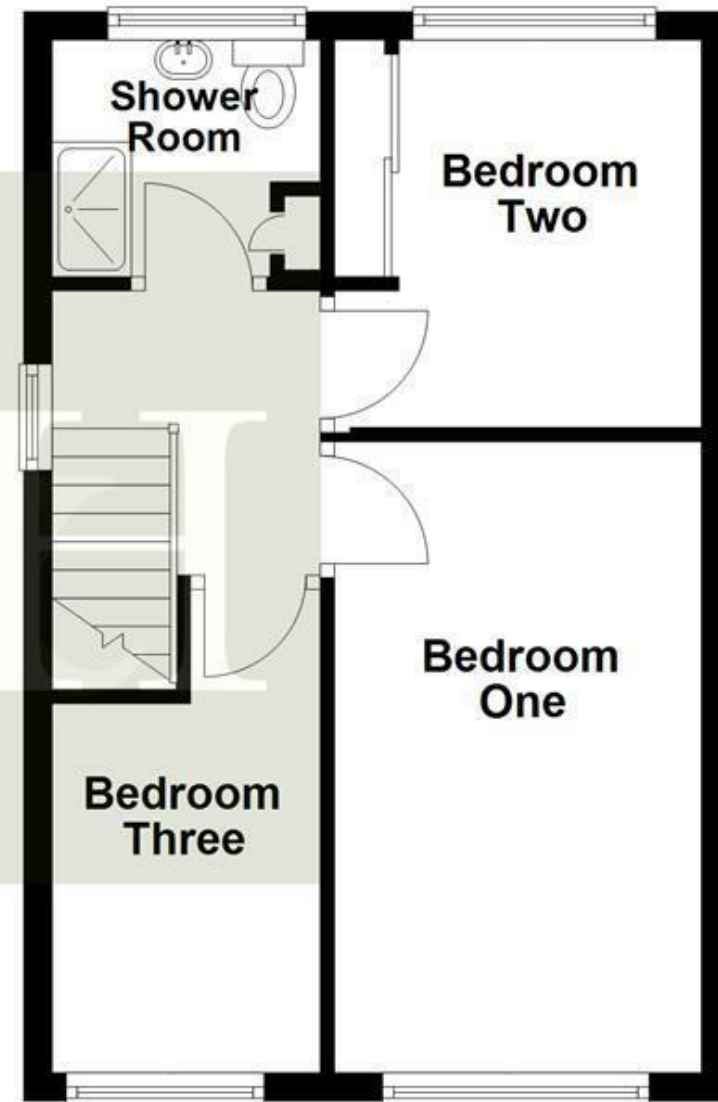




Ground Floor



First Floor



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