



Back Spin Close, Halifax, HX3 9FH
£1,100

E & H
Edkins Holmes
ESTATE AGENTS

To Let is this four-bedroom family home situated in the location of Exley. The property briefly comprises a spacious lounge, downstairs WC, and a modern kitchen diner. To the first floor is a landing leading to four well-proportioned bedrooms, including a master bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property benefits from a lawned rear garden and off-street parking for two vehicles to the front.

An internal inspection is highly recommended to fully appreciate this exceptional property. Located within a popular residential area of Halifax, the home is ideally positioned close to well-regarded primary schools. Exley is a well-established area to the south of the town and offers excellent commuter links to both Leeds and Manchester via the M62 motorway, which is approximately a ten-minute drive away.

Council Tax Band: B

EPC Rating: B



Accommodation Comprising

Ground Floor

Entrance Vestibule

A composite door provides access into a spacious vestibule with a central heating radiator mounted on the left hand wall. Alarm panel and stairs to the first floor. Internal door to the lounge.

Lounge 13'4" x 14'1" (4.076 x 4.307)

A spacious and well proportioned living room, light and bright having a front uPVC double glazed window and central heating radiator. Television points.

Inner Lobby

Inner lobby with a useful under-stairs storage cupboard.

Cloaks/W.C. 2'10 x 6'07 (0.86m x 2.01m)

Spacious cloaks room with a fitted two piece suite to include a wash basin set in a white cupboard unit and close coupled toilet. Central heating radiator and in-line extraction fan.

Dining Kitchen 9'9" x 17'0" (2.99m x 5.187m)

A well appointed living dining space incorporating a range of Wren high gloss pebble grey tall wall units and base units surmounted by laminate worktops. Integral appliances include a 70/30 fridge freezer, a full size dishwasher, microwave, electric oven and an induction hob with extractor over. The base cupboards incorporate a selection of pan drawers, cutlery drawer with tray and recycling bin cupboard. There are LED lights to the kick boards and a cupboard that houses the Ideal Exclusive 2 combination boiler. The dining area has a television point, radiator and patio doors that provide direct access to the rear garden.

First Floor

Bedroom 1 10'8" x 10'9" (3.257 x 3.288)

A good size double bedroom situated to the front of the property having ample natural light. Television point along with a central heating radiator.

En-Suite Shower Room

Fully tiled and fitted with luxurious back to wall vanity units which house both the wash basin and back to wall toilet with soft close seat. A double shower cubicle with sliding glass door and a thermostatic shower over. Chrome heated towel rail and electric shaver socket along with an inline extraction fan.

Bedroom 2 9'10" x 10'5" (2.999 x 3.192)

A double bedroom to the rear of the home having central heating radiator and uPVC double glazed window.

Bedroom 3 6'7" x 8'3" (2.010 x 2.518)

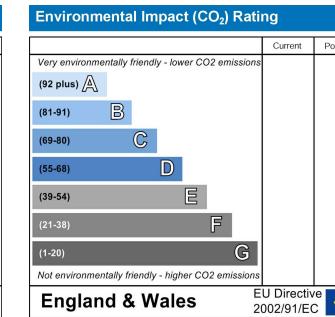
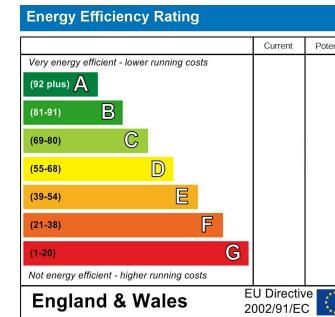
Single bedroom with a rear uPVC double glazed window and central heating radiator.

Bedroom 4 6'7" x 3'10" (2.022 x 1.1798)

Ideal as a study or child's bedroom with radiator and double glazed window. Large storage cupboard over the bulk head.

External

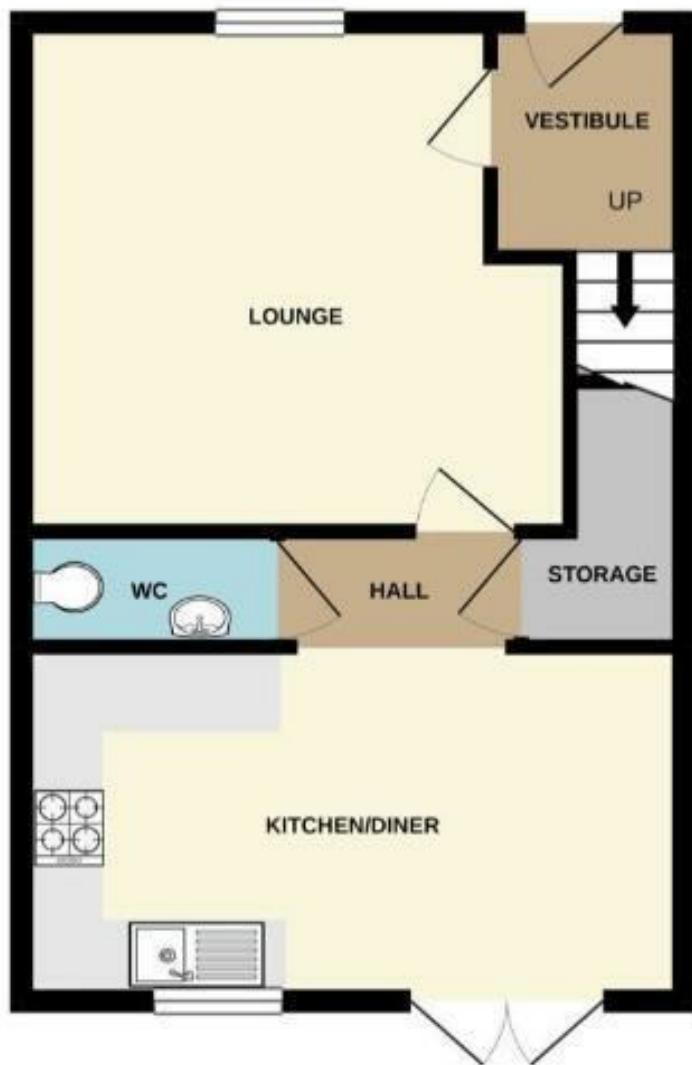
Block paving to the front providing parking for two cars with landscaped rear garden laid to lawn with fenced boundaries.







GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

