



Hullen Edge Lane, Halifax, HX4 8BN
£200,000

E&H Edkins Holmes
ESTATE AGENTS

**** SALE AGREED PRIOR TO MARKETING****

This charming two bedroom mid terrace property combines generous living space with practical features, all within easy reach of the excellent amenities that West Vale has to offer. Well maintained throughout, the property is ideally suited to first time buyers, downsizers or investors.

The accommodation comprises an inviting lounge and a spacious dining kitchen to the ground floor, providing an excellent space for both everyday living and entertaining. The lower ground floor cellar offers ample storage together with plumbing for a washing machine and houses the boiler.

To the first floor are two well proportioned bedrooms and a generous four piece house bathroom, fitted with a bath, separate shower, wash hand basin and WC.

Externally, the property benefits from enclosed gardens to both the front and rear, providing pleasant outdoor spaces to enjoy, along with the added advantage of off road parking for one vehicle.

West Vale is a highly desirable location, offering an excellent selection of independent shops, cafés, bars and restaurants, together with supermarkets and everyday amenities. The area is well placed for access to Halifax, Huddersfield and the M62 motorway network, making it an ideal choice for commuters.



Entrance Hall
UPVC double glazed front door.

Lounge 13'2" x 13'7" (4.016 x 4.152)
Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 16'6" x 11'11" (5.053 x 3.650)
Fitted kitchen with a range of wall and base units. Stainless steel sink. Gas and electric cooker points. Extractor hood. Plumbing for dishwasher. Radiator. Access to cellar. UPVC double glazed window to rear elevation. UPVC double glazed door to rear garden.

Cellar 13'4" x 13'3" (4.066 x 4.063)
Plumbing for washing machine. Boiler.

Landing
Stairs from entrance hall.

Bedroom One 10'5" x 16'4" (3.189 x 5.001)
Picture rail. Radiator. Two UPVC double glazed window to front elevation.

Bedroom Two 14'9" x 9'1" (4.505 x 2.775)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Modern four piece suite comprising; corner bath, double shower cubicle, wash hand basin and WC. Radiator. Loft access. UPVC double glazed window to rear elevation.

Parking
Off road parking for one car to rear of the property.

Front Garden
Enclosed patio garden.

Rear Garden
Enclosed artificial lawn and patio garden.

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
///deeper.camp.shapes

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