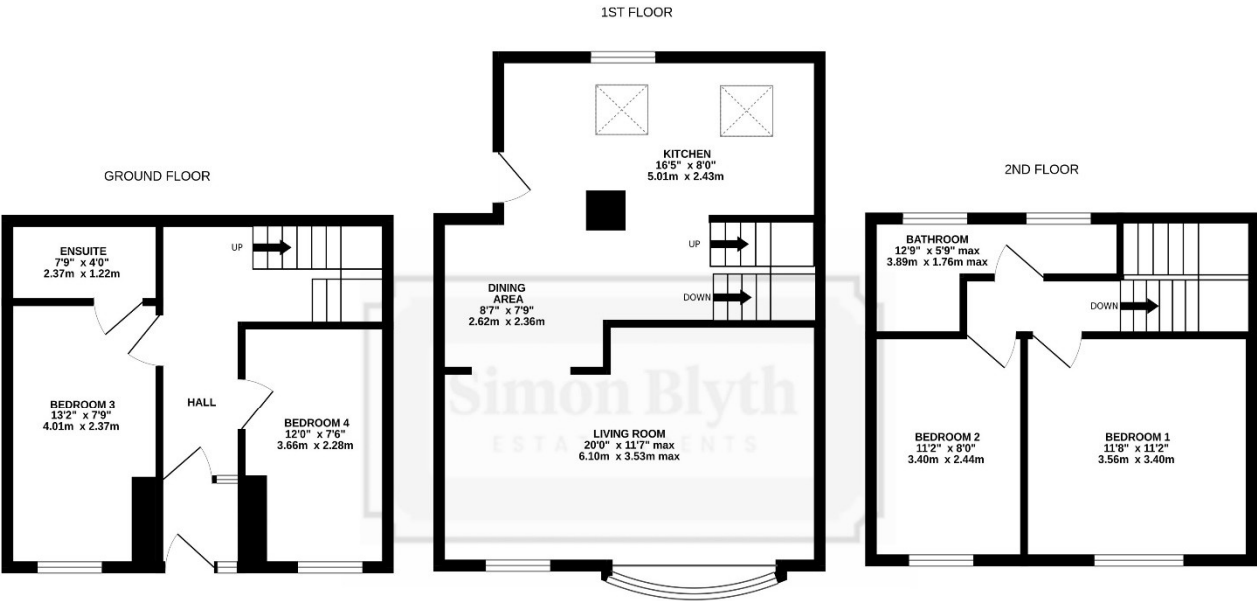




131 Siddal Lane, Halifax, HX3 9JS



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PROPERTY DESCRIPTION

A spacious and well-appointed four bedroom (one en-suite) inner three storey town house with detached bar/summer house and two car block paved driveway with security posts.

There is a gas central heating system, uPVC double glazing, CCTV and briefly comprises to the ground floor, entrance hall, two bedrooms (one ensuite). First floor, living room with pleasant aspect and media wall, dining area and kitchen extension with white and dove grey handleless units, Quartz worktops and Bosch appliances. Second floor two further bedrooms both with views over Halifax and four-piece bathroom. There are terrace gardens at the rear with timber decking, views, a detached bar/summer house and parking at the front.

Offers Around £220,000

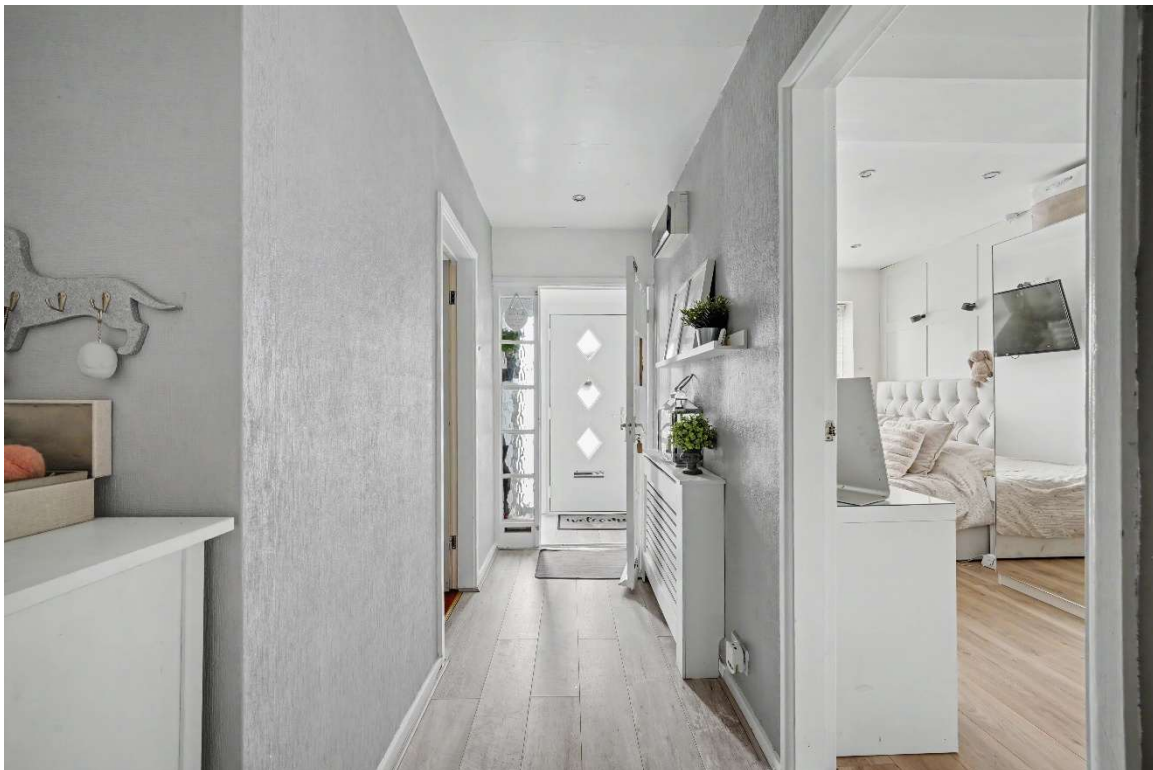
GROUND FLOOR

ENTRANCE VESTIBULE

With composite and frosted double glazed door with adjacent frosted uPVC double glazed window, there is grey plank oak effect laminate flooring and from here a timber and frosted glazed door opens into the entrance hall.

ENTRANCE HALL

With inset LED downlighters, grey plank oak effect laminate flooring, central heating radiator with cover and at the far end a return staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



BEDROOM FOUR

Measurements- 12'0" x 7'6"

With a uPVC double glazed window, central heating radiator, ceiling light point and wall mounted Baxi gas fired central heating boiler.

BEDROOM THREE

Measurements- 13'2" x 7'9"

This is situated adjacent to bedroom four and has uPVC double glazed window, inset LED downlighters, feature panelled wall, central heating radiator, oak effect laminate flooring and to one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 7'9" x 4'0"

With inset LED downlighters, extractor fan, grey plank oak effect laminate flooring, frosted glass bricks and fitted with a suite comprising pedestal wash basin with chrome monobloc waterfall style tap with tiled splashback, low flush w.c. and large tiled shower cubicle with sliding door and chrome shower fitting.



FIRST FLOOR

LIVING ROOM

Measurements – 20'0" x 11'7" maximum

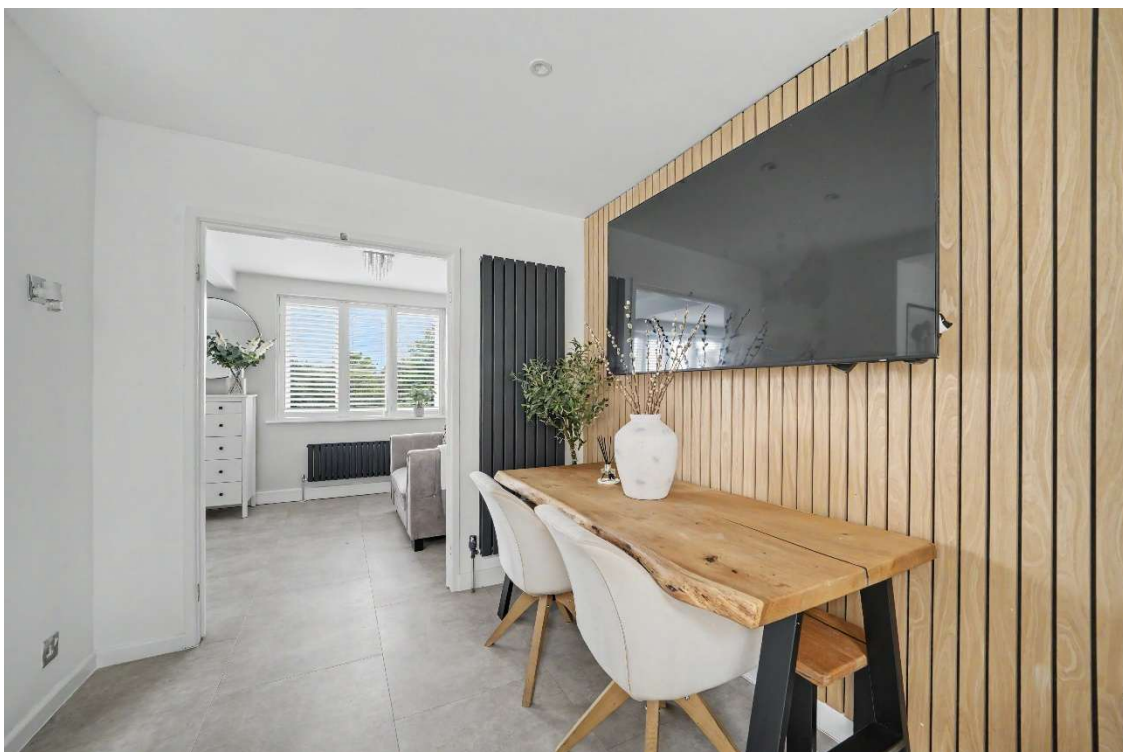
As the dimensions indicate this is a generously proportioned room which enjoys a pleasant aspect from its elevated position with uPVC double glazed splay bay window and adjacent uPVC double glazed windows all of which provide plenty of natural light and have fitted Louvred shutters. There are two ceiling light points, two pepper pot style central heating radiators, LVT flooring which continues throughout the first floor living area and as the main focal point of the room there is a media wall with recess for housing an 85-inch tv to either side there are display shelves with LED downlighters and below the tv there is a log flame effect remote control electric fire.



DINING AREA

Measurements – 8'7" x 7'9"

This is situated between the living room and the kitchen and with a feature Slat panelled wall, inset LED downlighters, vertically hung radiator, LVT flooring and one half of the island unit which incorporates dove grey handleless cupboards, wine cooler and overlying quartz worktops. To one side there is a return staircase rising to the second floor.



KITCHEN

Measurements- 16'5" x 8'0"

As the dimensions indicate this is a generously proportioned room flooded with natural lights from two large Velux double glazed windows together with a uPVC double glazed window and a uPVC and frosted double glazed door. There are inset LED downlighters, LVT flooring, the other half of the island unit incorporates a Bosch induction integrated venting four ring hob mounted on quartz worktops with dove grey handleless cupboards and pan drawers beneath. The remaining kitchen cupboards are handleless gloss white once again having drawers, pan drawers, larder cupboard and carousel unit with overlying quartz worktops with matching quartz splashbacks, there is an inset Franke one and a half bowl sink with an extending monobloc tap, Bosch stainless steel combi oven and electric fan assisted oven, integrated Bosch dishwasher, Samsung American style fridge freezer with water and ice dispenser, housing for automatic washing machine and tumble drier.



SECOND FLOOR

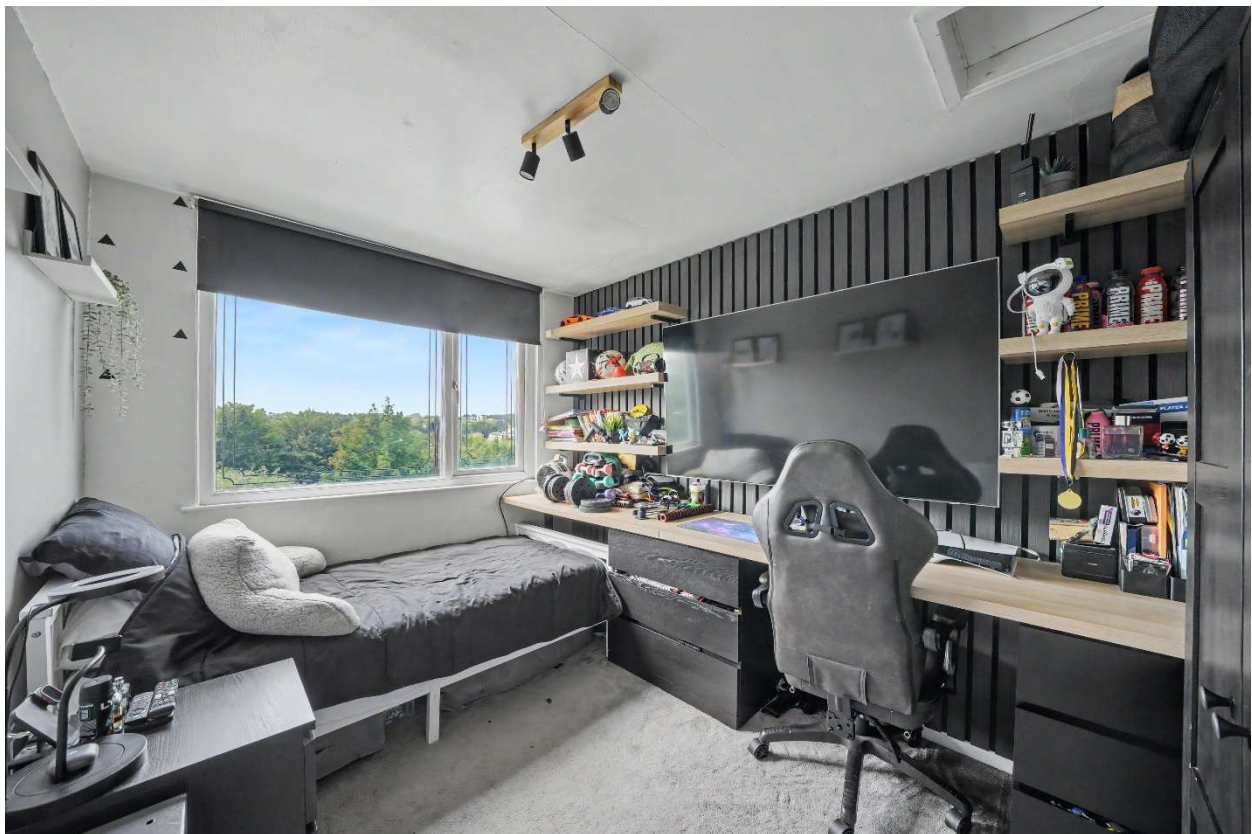
LANDING

With a uPVC double glazed window looking out over the rear garden, there are inset LED downlighters and providing access to the following rooms: -

BEDROOM TWO

Measurements- 11'2" x 8'0"

With a uPVC double glazed window enjoying views over Halifax, there is a ceiling light point, loft access, feature slatted panelled wall and central heating radiator.



BEDROOM ONE

Measurements- 11'2" x 11'8"

This is situated adjacent to bedroom two and enjoys a similar aspect through a uPVC double glazed window. There is a ceiling light point, central heating radiator, herringbone oak effect laminate flooring and a feature panelled wall.



BATHROOM

Measurements- 12'9" x 5'9"

With two frosted uPVC double glazed windows, inset LED downlighters, extractor fan, shaver socket, herringbone vinyl flooring, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a four-piece suite comprising double ended bath with tiled side panel, chrome waterfall style mixer tap and separate hand spray, wall hung handwash basin with chrome waterfall style monobloc tap, low flush w.c. and tiled shower cubicle with bi-fold door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



GARDENS

These are situated to the rear and accessed from either the kitchen or across the rear of the neighbouring property. Immediately outside the kitchen door there is an outside cold water tap with steps rising to a flagged pathway with a crushed blue slate border, display niche and timber steps rising to an area of timber decking with timber balustrade, a further flight of steps then rises to a half landing with a door giving access to some sub floor storage. At the top of the steps there is an area of timber decking with a timber balustrade, metal garden shed, timber pergola and from here there are some lovely far-reaching views over the rooftops to Halifax and with a pleasant open aspect at the rear, with external lighting. From the timber decking there two steps up to a detached bar/summer house.



BAR/SUMMER HOUSE

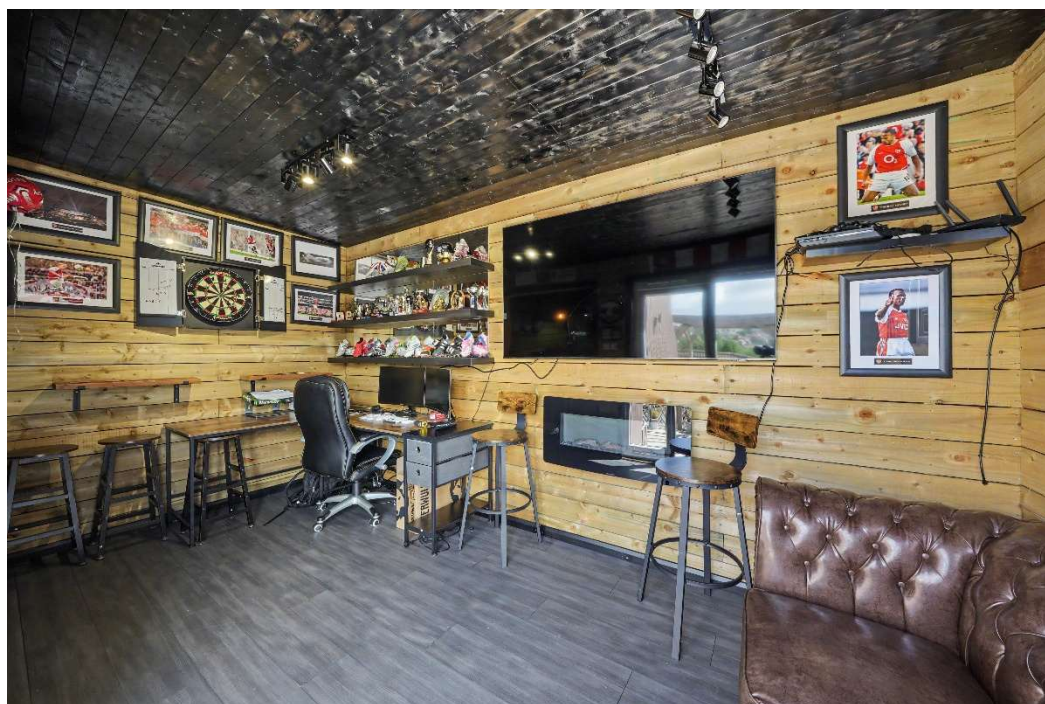
This is approached through twin uPVC double glazed French doors into a wood panelled seating area with two ceiling light points, wall mounted electric flame effect fire and to one side access can be gained to the bar.

BAR

Measurements- 7'3" x 7'3"

Once again having wood panelled walls, ceiling light point, laminate flooring which continues throughout this area and having a fitted bar area with an oak worktop, shelving, fitted mirror and LED downlighters.





PARKING

To the front of the property a block paved driveway with four-security posts, EV charging point and this provides parking for two cars side by side.

ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has sealed unit double glazing

Security- There is CCTV to both front and rear together with four security posts on the driveway

Property tenure – Freehold

Council tax band –B

Directions- Using satellite navigation enter the postcode HX3 9JS

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

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