



Keighley Road, Halifax, HX2

£150,000 In Excess of

Wboococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a good sized family home close to great schools and with easy access into town? This stone built semi-detached home certainly offers that and so much more. Stepping into the spacious hallway somehow just feels right, the traditional stained glass door and fanlight offering plenty of character. The reception rooms are real family rooms, with plenty of space for furniture, whilst the kitchen has some more traditional style units, and leads out to a porch at the back. There's a useful cellar to the basement, too. Upstairs there are three great bedrooms, a bathroom, and a separate WC, and then outside there are nice gardens to front and rear, along with off road parking and a narrow driveway leading to a detached garage, ideal for use as a workshop or for storing the bikes, garden tools etc. Gas central heating and uPVC double glazing round the property off nicely, and the highly regarded local schools are not too far away.



Key Features

- ✓ Spacious family home
- ✓ Two large reception rooms
- ✓ Three good bedrooms
- ✓ Useful cellar
- ✓ Gas central heating
- ✓ uPVC double glazing



Rooms

ENTRANCE HALL

A nice, wide hallway which has a spindled staircase leading to the first floor and a stained glass window. The real feature for us, though, is the fabulous stained glass door and fanlight.

CELLAR

A useful storage cellar.

LOUNGE

14' 6" x 13' 5" (4.41m x 4.1m)

A large, bay windowed living room which has a tiled fireplace and traditional ceiling coving.

DINING ROOM

14' 11" x 13' 5" (4.55m x 4.1m)

A second large living room, this one to the rear of the home, dual aspect, with traditional ceiling coving and a wall mounted gas fire.

KITCHEN

14' 11" x 7' 1" (4.55m x 2.17m)

Fitted with some traditional cupboards in addition to a range of base and wall units with matching drawers and complementing work surfaces, with a sink unit to tiled splash backs.

REAR PORCH

FIRST FLOOR LANDING

With a stained glass window to the side, and access to the loft space. There is also a traditional ceiling coving within this area.

BEDROOM ONE

14' 6" x 13' 6" (4.41m x 4.11m)

A good sized bedroom to the front of the home, with ceiling coving.

BEDROOM TWO

15' 1" x 12' 0" (4.59m x 3.67m)

A second double bedroom, this time to the rear, with a small fitted wardrobe cupboard.

BEDROOM THREE

12' 4" x 8' 7" (3.76m x 2.62m)

A good sized single bedroom at the rear, with a fitted wardrobe cupboard.

BATHROOM

Fitted with a white two piece suite consisting of a wash basin and a bath to tiled splash backs. The stained glass window creates a nice effect, and a refreshing change to the usual opaque glass.

WC

With a white low flush suite. Again, a stained glass window adds a nice touch.

External Areas

Garden

There are nice gardens to front and rear, both finished with lawn and flowerbeds.

Off Road

1 Parking Space

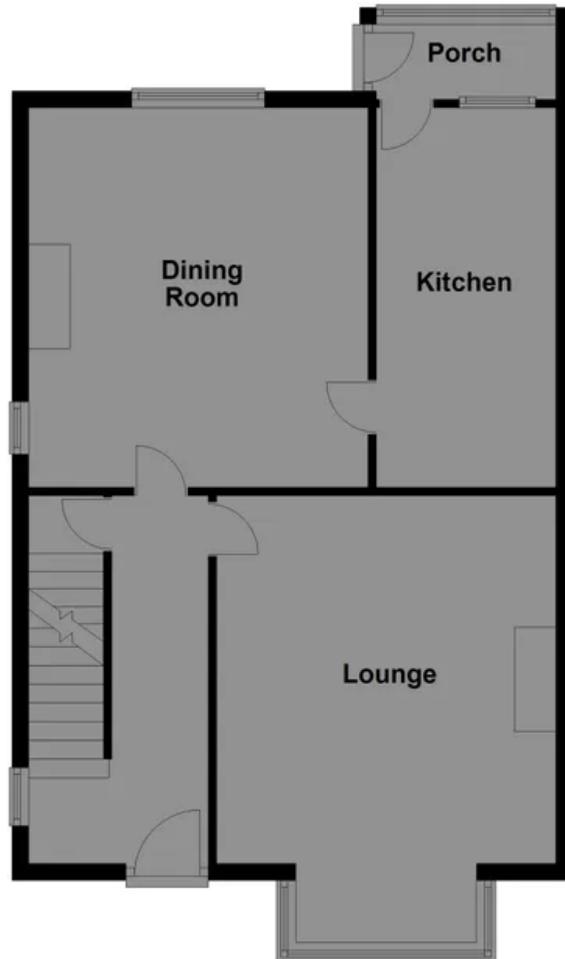
There is a car parking space to the front of the property, and a narrow driveway leads to a detached garage, ideal for storage or for use as a workshop.



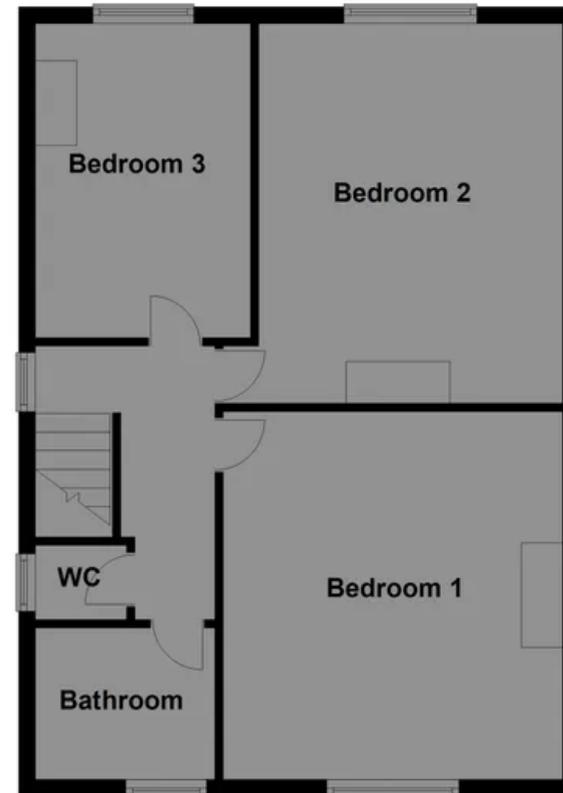


All

Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

Boococks

01422 386376

agency@wilkinsonwoodward.co.uk

