



Plane Tree Nest, Halifax, HX2

£110,000

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Imagine waking to see the weather rolling down the valley before deciding how to spend your day. Perhaps you'll relax with a glass or cup of your favourite beverage in the rather large gardens, taking in that wonderful view or maybe you'll walk the half mile to the shops at King Cross, or the 300 metres to catch a bus on Warley Road. Either way, it's quite a convenient spot. The local school's just up Warley Road, too, of course. The house could be just the ticket if you're looking for a nice home with a great view or if you'd like to add to your rental portfolio. There's a nice kitchen with room for a small table, a bay windowed lounge, two nice bedrooms and a surprisingly spacious bathroom. uPVC double glazing and gas central heating, large gardens and those views round things off nicely.

EPC Rating: D



Key Features

- ✓ Views down the valley
- ✓ Large terraced garden
- ✓ uPVC double glazing
- ✓ Gas central heating
- ✓ Cul-de-sac position
- ✓ 300m to local bus stops



Rooms

LOBBY

With an entrance door from the gardens and the stairs to the first floor.

LOUNGE

13' 10" x 11' 9" (4.22m x 3.58m)

Many might say that the focal point of this good sized living room should be the feature fireplace and stone hearth which house a wood burning stove, but the bay window provides a spectacular view across the valley.

KITCHEN

14' 8" x 6' 6" (4.47m x 1.98m)

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds. There is a stainless steel sink unit along with integrated four ring gas hob to canopy hood and electric oven. The gas boiler is wall mounted to the dining area.

FIRST FLOOR LANDING

BEDROOM ONE

11' 11" x 10' 11" (3.64m x 3.34m)

This good sized bedroom widens to 4.50 metres and is fitted with useful cupboards. If you thought the view was good from downstairs, wait until you look out of the window here!

BEDROOM TWO

9' 9" x 8' 7" (2.97m x 2.62m)

A good second bedroom.

BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with a shower unit, all to tiled surrounds with a chrome heated towel rail.

ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: B.

External Areas

Garden

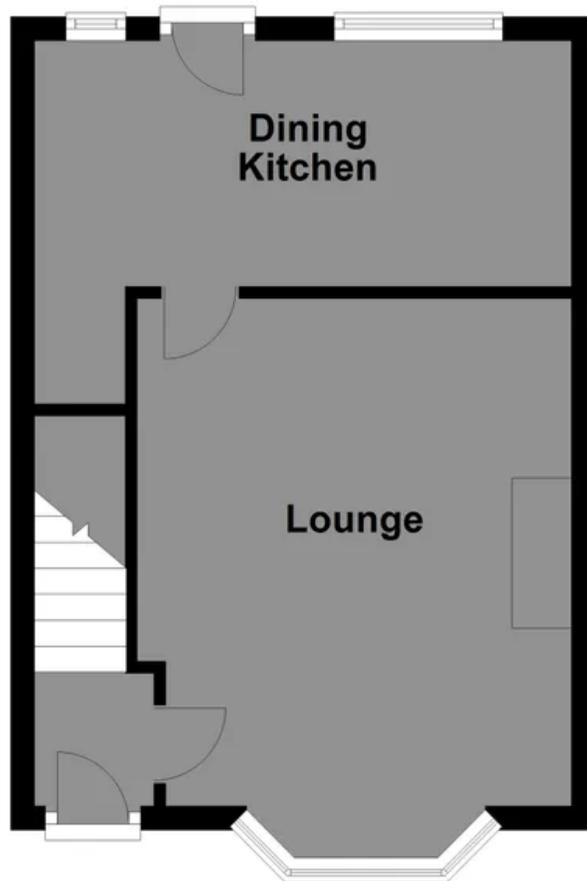
There is a large garden set on two levels, taking in the far reaching views down the valley.



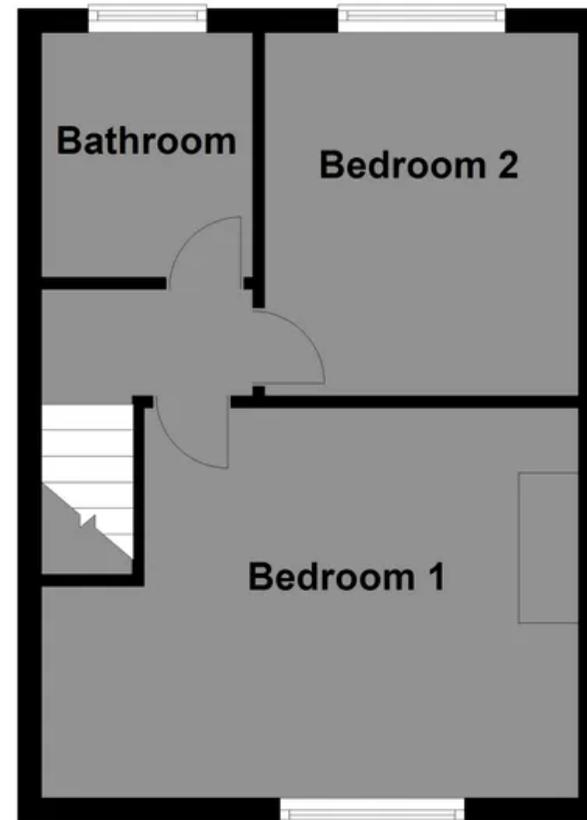


All

Ground Floor



First Floor



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

Boococks

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