



**Siddal Lane, Halifax, HX3**

**£110,000**

**W boococks**  
ESTATE AGENTS & LETTINGS

## Property Description

Are you looking for a good sized two bed roomed home within Siddal? Does the thought of doing some work to get your home exactly as you would like it appeal to you? Do you need a large garage and a hobbies room? Look no further. This 3 Storey modern town house provides plenty of scope for you to get exactly the home you want. Some updating and refitting will be required but it really is an interesting prospect. The lower ground floor has a good sized garage with a small workshop/store towards the rear, and some may want to convert this into living accommodation and add a front door to create a more traditional layout. Others will see the larger than average garage to be a great opportunity to get their vehicles off the road or for that workshop they've always wanted. The upper ground floor currently has a lounge, a small dining room, a galley style kitchen and an entrance lobby, though again some may wish to reconfigure this, particularly if you were thinking of converting the garage. Upstairs sees two bedrooms and a shower room and then there is a loft ladder which leads up to a useful hobbies room or occasional bedroom, with access to the eaves for storage, and a velux window. As we said, this does need some TLC, but the opportunity is certainly there. With a patio and a series of shrubs and flowers to the garden at the rear, this is one not to miss.



## Key Features

- ✓ Large garage with workshop
- ✓ Useful loft room
- ✓ uPVC double glazing
- ✓ Requiring some TLC
- ✓ Ability to reconfigure the accommodation
- ✓ Plenty of scope to get the home you want



# Rooms

## ENTRANCE LOBBY

## DINING ROOM

**9' 9" x 9' 2" (2.96m x 2.8m)**

Open to the kitchen, and narrowing to 2.06. Please refer to the floor plan for details.

## KITCHEN

**9' 10" x 5' 4" (2.99m x 1.63m)**

Fitted with a range of base and wall units with matching drawers and complementing work services to tiled surrounds and incorporating a one and a half bowl sink unit with mixer tap and integrated appliances including a four burner gas hob to hood, an electric double oven, and a dishwasher.

## LOUNGE

**13' 5" x 12' 0" (4.08m x 3.67m)**

Because of the underbuilt garage and the sloping plot the lounge is set up above the road. The central focal point is the fireplace which has display shelving, inset tiling and hearth and a fitted gas fire.

## FIRST FLOOR LANDING

## BEDROOM ONE

**12' 10" x 9' 2" (3.92m x 2.8m)**

A double room, to the rear of the property, which has fitted wardrobes and further storage cupboards.

## BEDROOM TWO

**10' 6" x 6' 6" (3.21m x 1.97m)**

A good second bedroom, this one to the front.

## SHOWER ROOM

Fitted with a three piece suite consisting of a low level WC and a wash basin, both set into a range of fitted cupboards, and a good sized shower enclosure. Walls are tiled.

## LOFT ROOM

A loft ladder leads to a useful hobbies room which has a velux window and access to the eaves storage areas.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: A.



# External Areas

## Garden

A paved patio garden with flowering shrubs is located to the rear.

## Garage

### Single Garage

A large garage is set to the lower ground floor and has light and power, in addition to a WORKSHOP at the rear, fitted with a range of units. There is an internal staircase from the garage to the lounge.

## On Drive

### 2 Parking Spaces

A driveway leads to the garage, and itself provides car parking facilities.

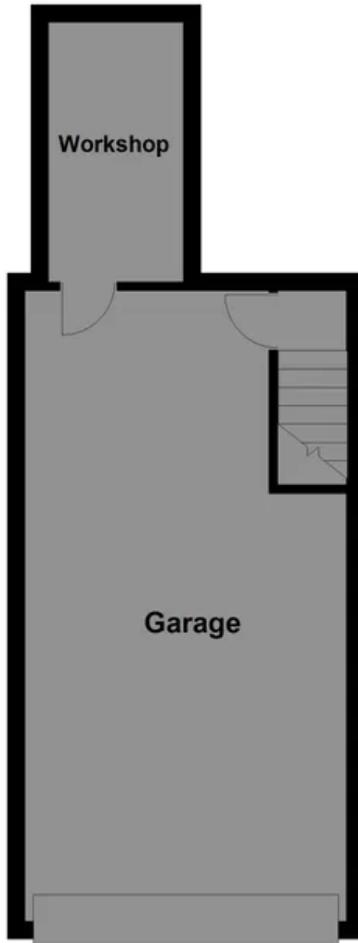




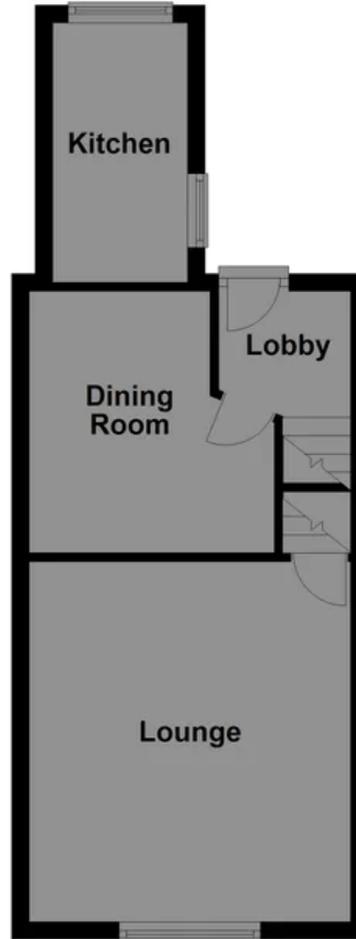


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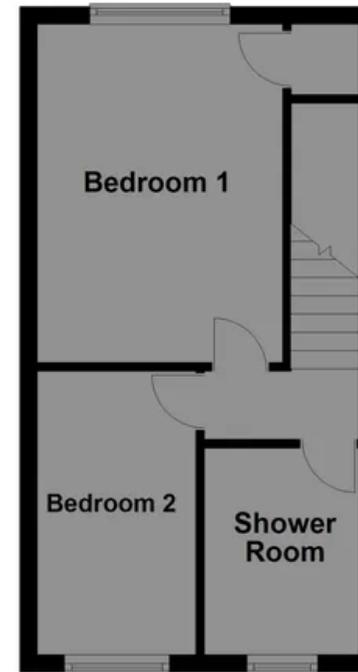
Lower Ground Floor



Upper Ground Floor



First Floor



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

**Boococks**

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