



107 Spring Hall Lane, Halifax, HX1 4QN

Offers Over £140,000

- Popular & Convenient Location
- 4 Bedrooms
- Modern Kitchen & Bathrooms
- uPVC Double Glazing
- Realistically Priced
- Stone Built Terraced Residence
- 2 Bathrooms
- Easy Access to Halifax Town centre
- Gas Central Heating
- Viewing Recommended

107 Spring Hall Lane, Halifax HX1 4QN

Situated in this popular and convenient residential location lies this four-bedroom through terraced residence, providing four bedoomed family accommodation.

The property briefly comprises an entrance porch, lounge, dining room, fitted kitchen, basement cellar, four bedrooms (one with en suite), and a bathroom. Benefitting from UPVC double glazing and gas central heating, the property features both front and rear yards. It offers excellent access to local amenities and easy access to Halifax Town Centre.

This period residence is being offered for sale at this realistic price, and early inspection to view is strongly recommended.



Council Tax Band: A



ENTRANCE PORCH

UPVC double-glazed entrance door opens into the entrance porch, with UPVC double-glazed windows to two elevations and a tiled floor

From the entrance porch door opens to the

LOUNGE

15'1" x 12'2"

UPVC double-glazed window to the front elevation. Feature fireplace with marble inset and hearth, incorporating coal-effect inset gas fire. Corniced ceiling with ornate plasterwork, matching ceiling rose, and picture rail. Built-in cupboards to one side of the chimney breast, one double radiator, TV point, and laminate wood flooring.

From the Lounge door opens into the

DINING ROOM

12'2" x 12'10"

UPVC double-glazed window to the rear elevation, one double radiator, and laminate wood flooring.

From the dining room door opens into the

KITCHEN

8'4" x 6'11"

Fitted with wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap, four-ring gas hob, electric oven and grill, and plumbing for an automatic washer or dishwasher. Tiled around work surfaces with complementary colour schemes to the remaining walls. UPVC double-glazed window to the side elevation. The kitchen houses the Vokera central heating boiler.

From the dining room door opens to stairs leading down to the

BASEMENT CELLAR

Accessed from the dining room via stone steps. With UPVC double-glazed window to the rear elevation, the cellar houses the electric meter and has power, light, and water.

From the dining room door to

REAR ENTRANCE VESTIBULE

Accessed via the dining room. UPVC double-glazed door leads to the rear yard.

Stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet and doors opening to

BEDROOM THREE

12'4" x 6'4"

UPVC double-glazed window to the front elevation, one single radiator, and fitted carpet.

From the landing door to

BEDROOM TWO

8'5" x 12'4"

UPVC double-glazed window to the front elevation, one single radiator, built-in wardrobe, and fitted carpet.

From the landing door opens to

BEDROOM ONE

10'1" x 8'3"

UPVC double-glazed window to the rear elevation, built-in wardrobe, one radiator, and fitted carpet.

From the landing door opens to

BATHROOM

Fitted with a white three-piece suite comprising corner bath with mixer shower tap, pedestal wash basin, and low flush WC. There is an electric shower unit over the bath. The bathroom is fully tiled and includes a UPVC double-glazed window to the rear elevation and one double radiator.

Stairs with fitted carpet lead to

ATTIC BEDROOM FOUR

11'10" (max) narrowing to 8'5" x 13'10"

Two Velux-style double-glazed skylight windows, one single radiator, fitted carpet, and door to under-eaves storage.

From bedroom four door opens to the

EN SUITE SHOWER ROOM

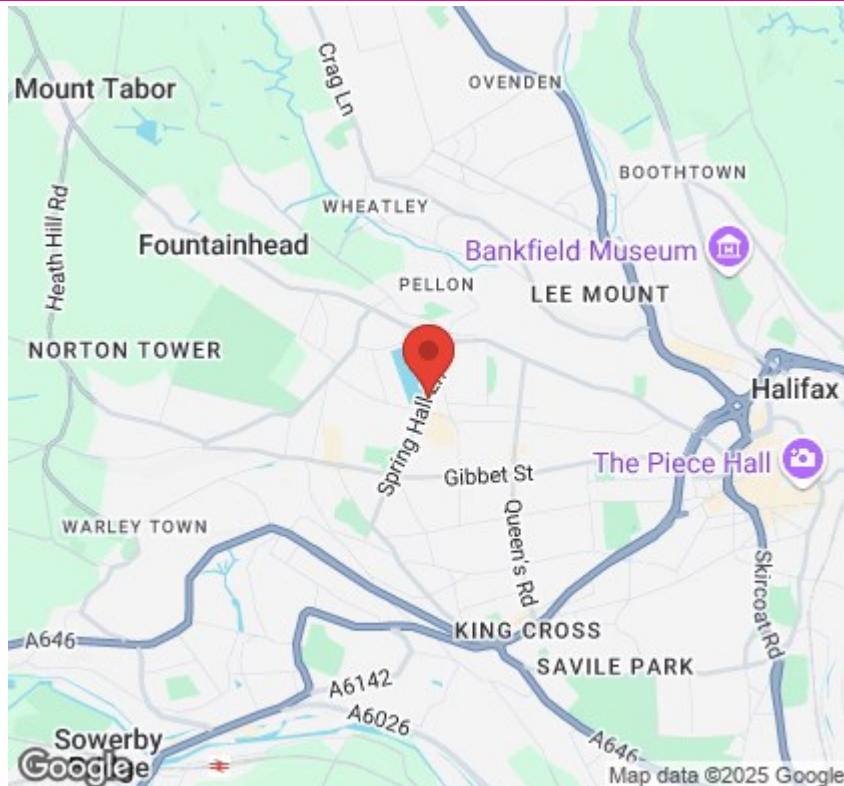
Three-piece suite incorporating pedestal wash basin, low flush WC, and shower cubicle with electric shower unit. Velux-style double-glazed skylight window.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof, the property benefits from all main services: gas, water, and electricity. Additional benefits include UPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band A.

EXTERNAL DETAILS

To the front of the property is a flagged yard with access to the front entrance. To the rear there is a small enclosed yard.



Directions
SAT NAV HX1 4QN

Viewings

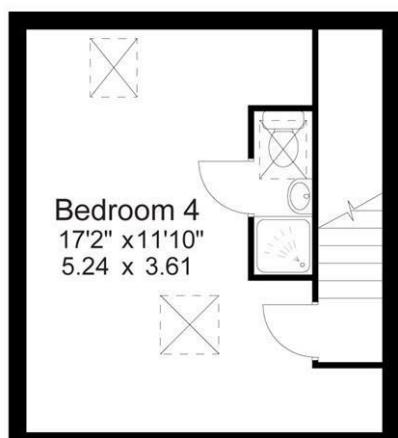
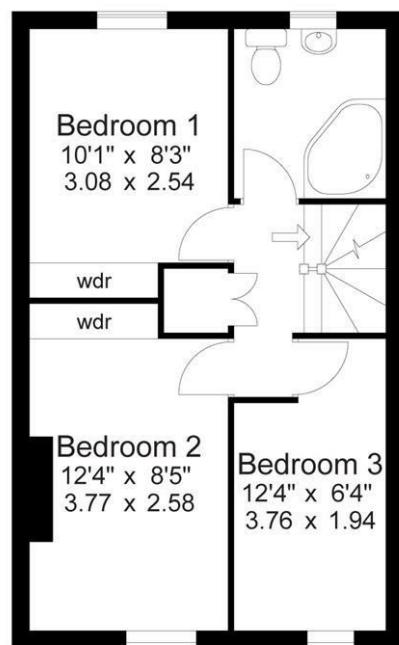
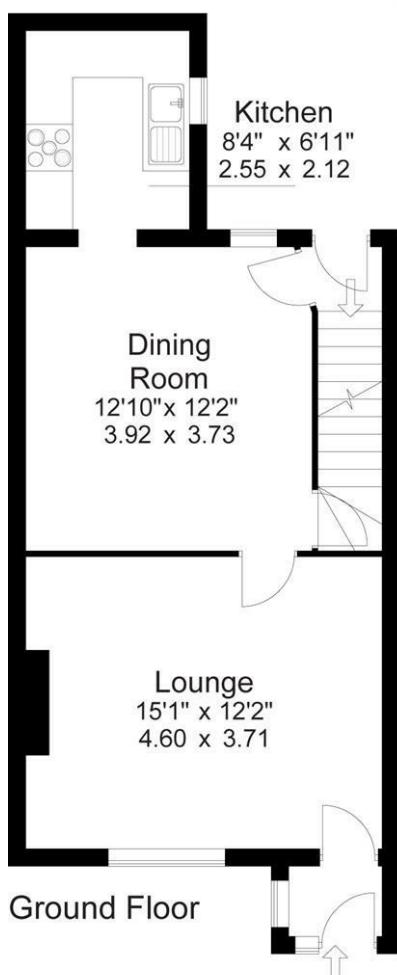
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	64
EU Directive 2002/91/EC			

Approx Gross Floor Area = 1120 Sq. Feet
= 104.0 Sq. Metres



For illustrative purposes only. Not to scale.