



50 Haugh Shaw Road, Halifax, HX1 3LE

Offers Over £180,000

- : Meticulously refurbished during the last 2 years
- : 2 Reception Rooms 3 Good Sized Bedrooms
- : Attractive Accommodation
- : Close To Outstanding Schools
- : Viewing Essential
- : Stone Built Period Terraced Residence
- : Spacious Family Accommodation
- : Easy Access to Halifax Town Centre
- : Parking To The Rear
- : Realistically Priced

# 50 Haugh Shaw Road, Halifax HX1 3LE

Situated in this extremely convenient and popular residential location lies this substantial stone-built through-terrace residence, providing attractive and spacious three-bedroom family accommodation.

Just step inside this delightful home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance vestibule, lounge, dining kitchen, cellar, three bedrooms bathroom, garden to front and yard to rear, uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of King Cross, Savile Park and Skircoat Green, including outstanding schools, together with easy access to Halifax town centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

The property is offered for sale at a realistic asking price and an internal inspection is absolutely essential to fully appreciate this attractive family home.



Council Tax Band: A



### ENTRANCE VESTIBULE

UPVC double glazed front entrance door opening into the entrance vestibule. Cornice to ceiling. Radiator. Polished wood flooring.

From the entrance vestibule door opens into the

### LOUNGE

13'2" x 12'7"

This spacious uPVC double glazed window to the front elevation. Feature open fireplace. Cornice to ceiling with matching centre rose. Modern vertical radiator. Polished wood flooring.

From the lounge through to the

### DINING KITCHEN

15'6" x 12'2"

Fitted with a range of modern base units incorporating matching work surfaces and a single drainer sink unit with mixer tap, four-ring gas hob with matching splashback, fan-assisted electric oven and grill beneath and plumbing for an automatic washing machine. Two UPVC double glazed windows to the rear elevation providing this room with it's light and spacious aspect. Polished wood flooring. Modern vertical radiator. Door to storage cupboard with fitted shelving providing excellent storage facilities.

Door opening to stairs leading down to the

### CELLAR

With UPVC double glazed window to the front elevation. Remeha central heating boiler. Stone flagged floor. Power and light. Currently used as a gym. Door to further keep cellar housing the gas meter.

From the entrance vestibule stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation. Built-in cupboards providing excellent storage facilities. Fitted carpet.

From the landing door to the

### BATHROOM

Modern white three-piece suite comprising pedestal wash hand basin, low flush WC and panelled bath with rainfall and handheld shower unit. Tiled around the bath and shower area with complementary colour scheme and wallpaper to remaining walls. UPVC double glazed window to the rear elevation. Modern radiator/towel rail.

From the landing door to

### BEDROOM THREE

12'3" x 9'4"

This third bedroom has a uPVC double glazed window to the rear elevation. Louvered doors opening to built-in wardrobes to one side of the chimney breast with cupboard space above. One double radiator. Fitted carpet.

From the landing door to

### BEDROOM TWO

13'1" x 9'6"

This double bedroom has a uPVC double glazed window to the front elevation. One double radiator. Fitted carpet.

From the first floor landing stairs lead to

### BEDROOM ONE

16'7" x 15'10"

.Spacious double bedroom with two Velux double glazed skylight windows. Exposed beams to ceiling. Modern vertical radiator. Fitted carpet.

From the bedroom a door opens into a

### SEPERATE WC

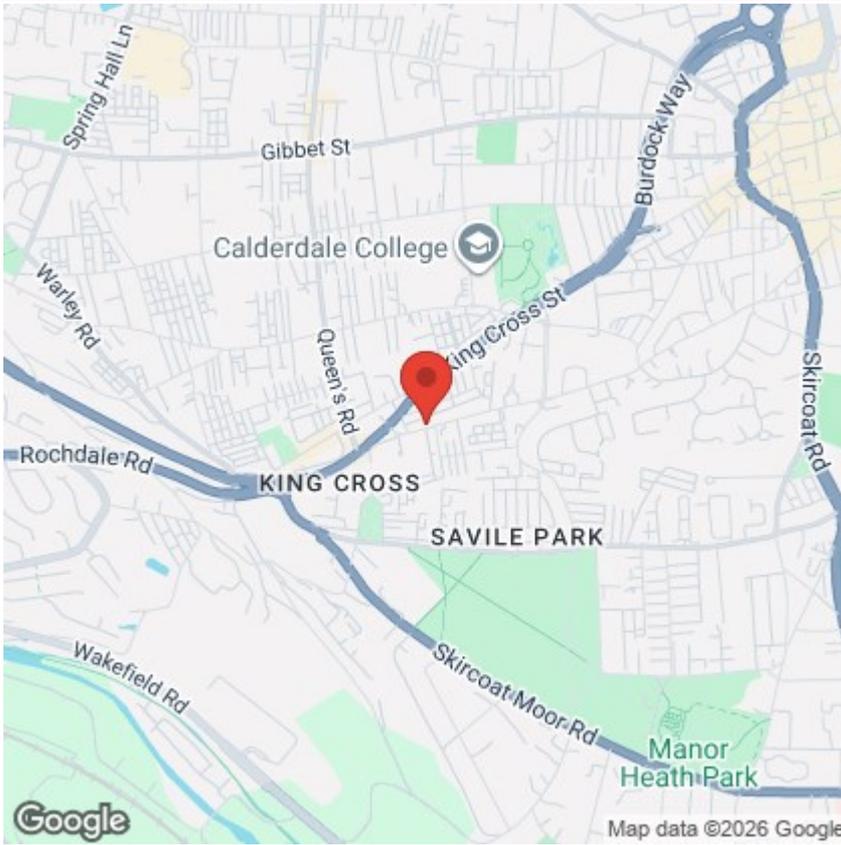
Modern white two-piece suite incorporating hand wash basin and low flush WC.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It benefits from all mains services including gas, water and electricity, together with UPVC double glazing and gas central heating. It is Freehold and in council tax band A

### EXTERNAL

To the front of the property there is a tiered garden with steps and path leading to the front entrance door. To the rear is an enclosed flagged yard and raised flower bed containing mature plants and shrubs, with the benefit of an external water supply.



### Directions

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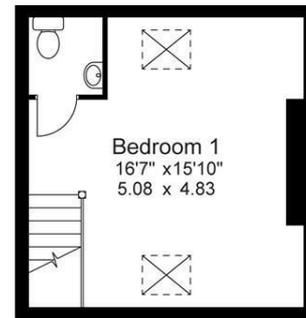
### Viewings

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

### EPC Rating:

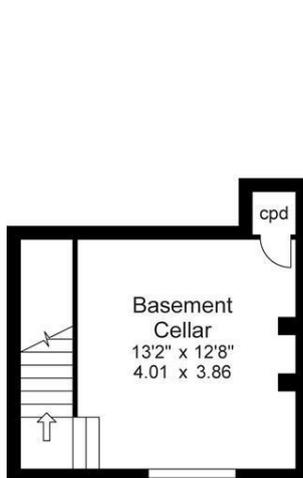
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

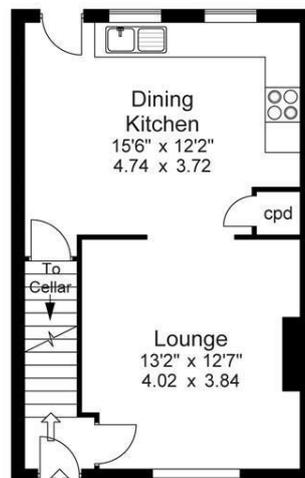


Second Floor

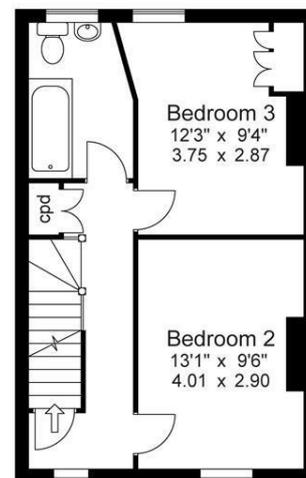
Approx Gross Floor Area = 1075 Sq. Feet  
(exc. Cellar) = 99.9 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.