



209 Spring Hall Lane, Halifax, West Yorkshire, HX1 4JG

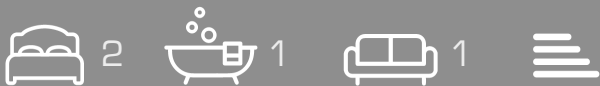
Offers Over £99,995

- : Popular & Convenient Location
- : uPVC Double Glazing
- : Easy Access To Halifax Town Centre
- : Spacious Accommodation
- : Realistically Priced
- : Traditional Stone Built Terrace
- : Requires Modernising
- : Garden To The Rear
- : Close To Local Amenities
- : Viewing Strongly Recommended



## 209 Spring Hall Lane, Halifax HX1 4JG

Situated in this extremely convenient and popular residential location lies this traditional stone built through terraced property providing two bedroomed accommodation. The property briefly comprises an entrance hall, lounge, dining kitchen, cellar, two double bedrooms, bathroom, yard to the rear, and uPVC double glazing. Although the property requires some modernising, which is reflected in the asking price, and an internal inspection is strongly recommended to fully appreciate the potential this property affords. The property provides excellent access to the local amenities of West End as well as easy access to Halifax town centre. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.



Council Tax Band: A



### ENTRANCE HALL

With electric wall mounted heater and a fitted carpet.

From the Entrance Hall a door opens into the

### LOUNGE

13'0" x 11'3"

With large uPVC double glazed window to the front elevation providing this room with its light and spacious aspect. Feature marble fireplace with gas fire on a matching hearth, one TV point and a fitted carpet.

From the Entrance Hall a door opens to the

### DINING KITCHEN

11'7" x 12'11"

With fitted wall and base units incorporating matching work surfaces with a four ring halogen hob with fan assisted electric oven and grill beneath, single bowl double drainer sink unit with cupboards beneath and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, wall mounted gas fire and a mains gas water heater.

From the Entrance Hall a door opens to stairs leading down to the

### BASEMENT CELLAR

Providing useful storage facilities with the original stone sink and a uPVC double glazed window to the rear elevation, stone shelves and a stone flagged floor. Door to

### COAL CELLAR

From the Dining Kitchen a door opens to the

### REAR ENTRANCE VESTIBULE

With uPVC double glazed rear entrance door and a fitted carpet. Stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With access to the loft and a fitted carpet.

From the landing a door opens to

### BEDROOM ONE

15'0" x 12'11"

This spacious double bedroom could be split into 2 smaller rooms

making the property a three bedroomed residence. With two uPVC double glazed windows to the front elevation, built-in cupboards to one side of the chimney breast and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO

8'4" x 13'0"

With uPVC double glazed window to the front elevation and a fitted carpet.

From the Landing a door opens to

### BATHROOM

With white three piece suite comprising pedestal wash basin, low flush WC and a panelled bath with Triton electric shower unit. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, door to cylinder cupboard with fitted shelves and a fitted carpet.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing. The property is freehold and is in council tax band A.

### EXTERNAL

To the front of the property there is small walled garden with flagged path leading to the front entrance door. To the rear of the property there is a larger flagged yard/garden.



### Directions

SAT NAV HX1 4JG

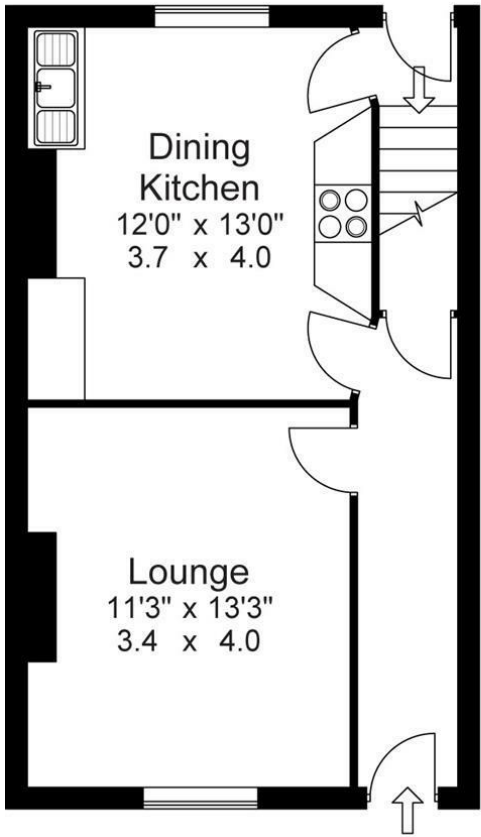
### Viewings

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

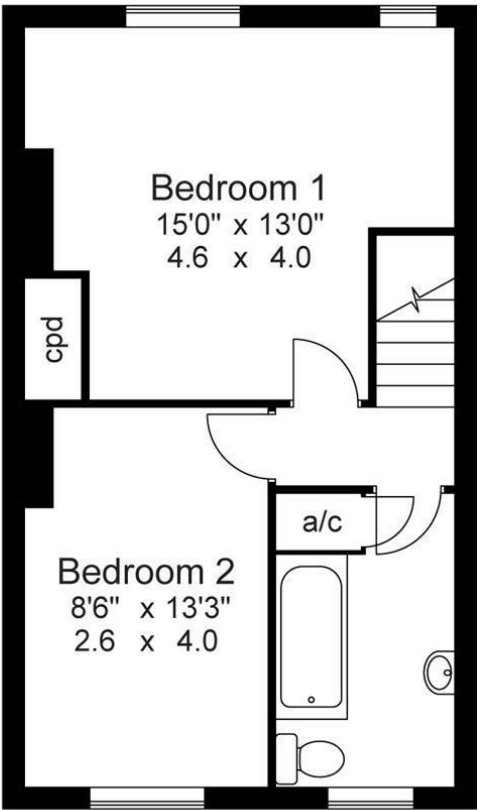
### EPC Rating:

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		EU Directive 2002/91/EC	

Approx Gross Floor Area = 795 Sq. Feet  
= 73.9 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.