



52 Sandholme Crescent, Halifax, HX3 8AE

£180,000

- Spacious three-bedroom semi-detached.
- Sought-after location of Hipperholme.
- Generous room sizes.

52 Sandholme Crescent, Halifax HX3 8AE

A bright and deceptively spacious three-bedroom semi-detached home situated in the sought-after residential area of Hipperholme. The property offers generous living accommodation and mature gardens and is within walking distance to local schools, shops and other amenities.



Council Tax Band: B



Entrance.

Leading from the front garden to the entrance porch a great, versatile extended porch offering additional storage space.

Kitchen.

A fully fitted kitchen benefiting from a range of floor and wall-mounted storage units and generous worktop space. Additional plumbing for a washing machine.

Dining Area.

Private dining room that can accommodate a large dining table and chairs. This room currently comprises from a sofa suite.

Lounge.

A spacious lounge that can accommodate a large sofa suite, armchair and media cabinet. Feature fireplace and mantle piece.

Conservatory.

Additional living accommodation to the rear of the property with access to the rear garden.

First Floor Landing.

Leading to bedrooms one, two, three, WC and the house bath and shower room.

Bedroom One - Principal.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. This room comprises from additional generous fitted storage units.

Bedroom Two.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. This room comprises from additional fitted storage units and shelving.

Bedroom Three.

A carpeted single bedroom that can accommodate a single bed and free-standing bedroom furniture. Additional over-stairs storage is available.

House Bath & Shower Room.

A partly tiled house bathroom consisting from a fitted corner bath and separate walk-in shower unit with additional wash hand basin.

W.C

Separate low-level flush W.C.

Garden.

A rear mature garden and patio with established trees and shrubs with low-level planters. To the front of the property a mature front garden with hedgerow.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





