



## 35 Kings Lea, Halifax, HX3 0UU

£258,000

- Cosy kitchen with garden views
- Bathroom with shower, basin and WC
- Bright lounge/diner with space for family living
- Front and rear gardens with seating areas
- Three bedrooms: two doubles and a single
- Driveway, on-street parking and single garage

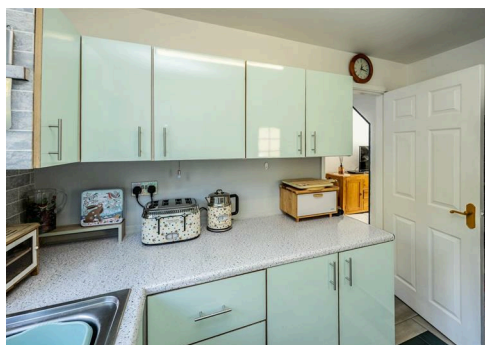
# 35 Kings Lea, Halifax HX3 0UU

Spacious 3-Bedroom Semi-Detached Home with Driveway and Garage

This well-proportioned three-bedroom semi-detached home is ideally located for highly regarded schools, convenient transport links, and local amenities. With a south-facing frontage, ample parking, and both front and rear gardens, it offers excellent family accommodation in a desirable residential setting. The property also benefits from a driveway and a single garage situated at the end of the road, with further on-street parking directly in front of the house. With some cosmetic upgrading, this will make an ideal family home.



Council Tax Band: C



## Ground Floor

### Kitchen

On entering the property, you are welcomed into a cosy and functional kitchen fitted with a freestanding oven, washing machine, and fridge freezer. The kitchen enjoys a pleasant outlook over the rear garden and offers practical storage, including access to the useful under-stairs cupboard.

### Lounge / Dining Room

Flowing through from the kitchen is a bright and inviting lounge and dining area, enjoying plenty of natural light. The lounge overlooks the front garden and features space for freestanding furniture, storage units, and a gas fire, creating an ideal family living space.

### Entrance Hallway

A secondary entrance hallway provides an alternative access point to the kitchen and connects neatly to the main living areas.

## First Floor

The first-floor landing offers access to the house bathroom and three bedrooms.

### Bathroom

Fitted with a washbasin and storage unit, toilet, and enclosed shower unit.

### Bedroom One

A good-size double room overlooking the rear garden, with space for a double bed and freestanding storage.

### Bedroom Two

The largest bedroom in the property, featuring built-in storage units, space for a double bed, and additional room for freestanding furniture if required.

### Bedroom Three

A single bedroom ideal for a child's room, guest room, or home office.

### Loft

Useful additional storage space accessed from the landing.

### Outside

#### Parking

The property benefits from on-street parking to the front, a private driveway, and a single garage located at the end of the road.

#### Front Garden

A neat, turfed front garden with a seating area—perfect for enjoying the warmer months.

#### Rear Garden

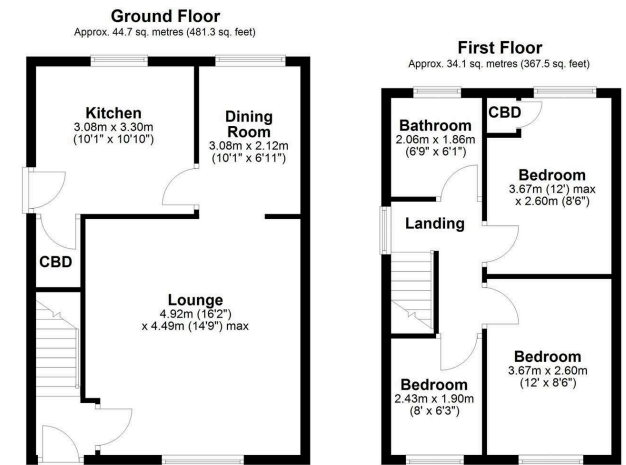
A spacious rear garden offering a further seating area and room for outdoor furniture, making it ideal for families, entertaining, or relaxing.

### Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may 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.







Total area: approx. 78.9 sq. metres (848.8 sq. feet)

