



**7 KENYON LANE
HIGHROAD WELL
HALIFAX
HX2 0AA**

Are you searching for your first home but want more space? Do you need to work from home? Would you like a nice garden to sit out in? Are you looking for something you can move straight into? This stone built home is in a block of only four and offers three bedroomed accommodation which could offer you the chance for a separate office, but the layout might also be ideal for those with a very young child or requiring a dressing room. The dining area looks out through French doors to the lovely rear gardens which have decked and paved seating areas featuring a bar and a wonderful log cabin. With a useful utility porch and positioned close to local shops, this truly is one not to be missed. Briefly comprising: Entrance Hall, Lounge, Dining Kitchen, Landing, Three Bedrooms, Bathroom and Gardens.

£120,000

ENTRANCE HALL

LOUNGE

3.80 x 2.89 (12'6" x 9'6")

A coal effect living flame gas fire is set into the chimney breast and, surrounded by a high level fireplace, makes a really nice feature.



DINING KITCHEN

4.72 x 2.83 (15'6" x 9'3")

Fitted with an extensive range of base and wall units with matching drawers and complementing work surfaces, incorporating a sink unit, a gas hob and a high level double oven. The work surfaces are lit with under unit blue lighting. French doors lead from the dining area out into the gardens.



UTILITY PORCH

With plumbing for a washing machine.

STAIRS and LANDING

With access to the loft for storage.

BEDROOM ONE

3.80 x 2.69 (12'6" x 8'10")



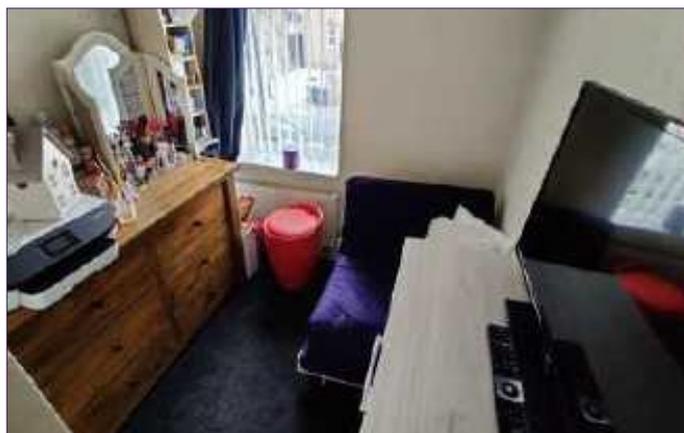
BEDROOM TWO

2.85 x 2.82 (9'4" x 9'3")



BEDROOM THREE

2.35 x 1.92 extending into the doorway (7'9" x 6'4" extending into the doorway)



BATHROOM

Fitted with an ivory coloured three piece suite consisting of low level WC, wash basin and bath with an overlying electric shower unit to shower screen. The fully tiled walls have a contrasting feature wall to the shower area.



OUTSIDE

Lovely gardens to front and rear. The front garden is paved with borders which are well stocked with flowering plants and shrubs, and was filled with colour at the time of our inspection. The rear garden is fenced and consists of a decked seating area with a timber bar and a paved patio which leads out to a small lawn and a lighted log cabin.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: B.

DIRECTIONS

Leave Halifax town centre via King Cross Street, proceeding into Aachen Way. Proceed on Aachen

Way to King Cross traffic lights, bearing right onto Burnley Road (A644), and stay in the right hand lane. At the next set of traffic lights turn right into Warley Road, and follow this road up to the top and, just before the junction, turn right into Kenyon Lane. Number 7 can be found after a short distance on the right hand side. Postcode: HX2 0AA.

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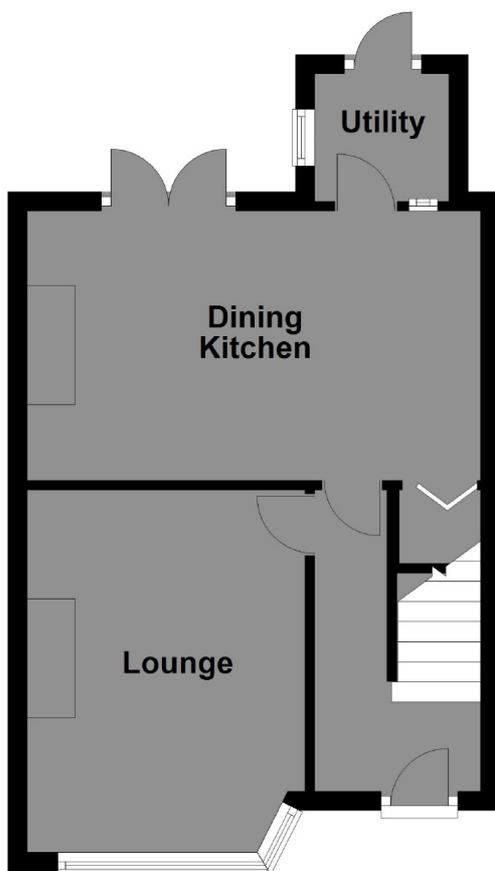
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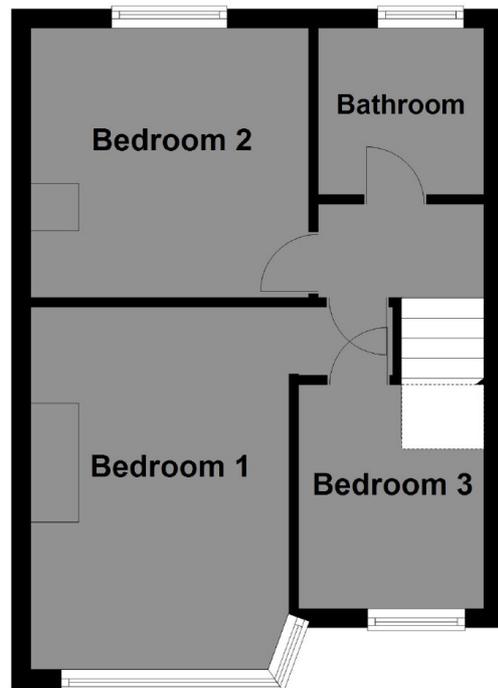
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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.