



**5 LINDRICK WAY
HALIFAX
HX2 9QG**

Two bedrooms or three? One floor or two? This property offers the chance for a ground floor bedroom even before you've considered extensions or dormers, both of which you might think about when buying this lovely semi-detached home. There are two good sized reception rooms, a kitchen and a shower room on the ground floor and the dining room would make a nice double bedroom for anyone needing something on one level. For families, there's plenty of scope for development in the future, subject to planning consent and building regulations approval, with the opportunity to increase the space upstairs by adding a dormer or by extending to the side or to the rear. Extending to the rear would still mean you'd have a good sized garden, whilst to the side we have a driveway which leads to the garage. The property has gas central heating and uPVC double glazing and is generally nicely maintained. The position, towards the top of Riley Lane, is highly sought after, with great schools not too far away. Come and have a look and see what arrangement would suit you best.

£200,000

STORM PORCH

ENTRANCE HALL

A nice entrance to the property, with a large, useful storage cupboard.

LOUNGE

5.09 x 3.35 (16'8" x 11'0")

A good sized living room with a feature fireplace housing a coal effect living flame gas fire. Traditional ceiling coving adds to the conservative decor and there are two wall lights set into the recesses either side of the fireplace.



DINING ROOM/GROUND FLOOR BEDROOM

3.59 x 3.35 (11'9" x 11'0")

A really useful room which could serve as a large dining room or as a double bedroom. There is an electric fire which could easily be removed for use as a bedroom. Lighting is via the main overhead light plus the wall lights.



KITCHEN

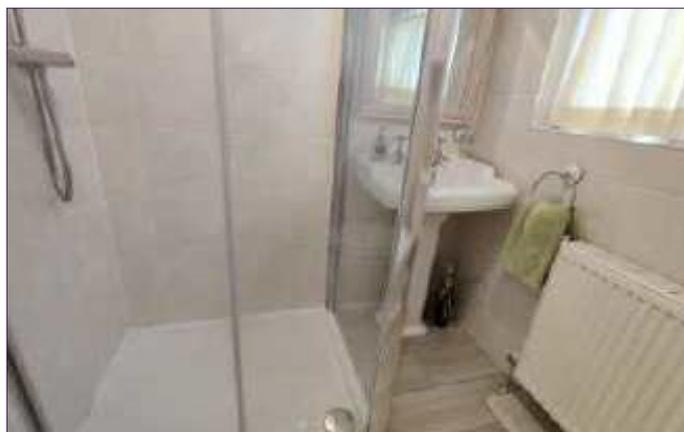
3.58 x 2.73 (11'9" x 8'11")

Well fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds. A useful breakfast bar offers a dining area and there is a sink unit with Victorian style mixer tap, set beneath feature spotlighting, as well as an integrated electric hob beneath a canopy hood and an electric oven.



SHOWER ROOM

Fitted with a white three piece suite consisting of low level WC, wash basin and shower enclosure. Walls are fully tiled and there is a useful cabinet fitted into the corner.



FIRST FLOOR LANDING

With a large wardrobe style cupboard which has eaves access. A window set into the gable provides a light and airy quality to the landing area.

BEDROOM ONE

4.63 x 3.33 (15'2" x 10'11")

A good sized double room with fitted wardrobes and drawers.



BEDROOM TWO

3.22 x 2.75 (10'7" x 9'0")

A good sized second bedroom, again with fitted wardrobe cupboards.



OUTSIDE

To the front of the property is a lovely low maintenance garden. A driveway runs down the side of the house, providing parking space for several cars as well as access to the GARAGE. To the rear is a large area of decking which provides a great sitting area, and this gives way to a good sized garden, partly laid to lawn and partly pebbled for low maintenance.



ADDITIONAL INFORMATION

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

DIRECTIONS

From Halifax town centre proceed along Cow Green and Broad Street, turning left before the cinema complex into Orange Street. Stay in the left hand lane and go straight over the roundabout, the second exit, following the A629 towards Keighley. Proceed along this road travelling through Ovenden until

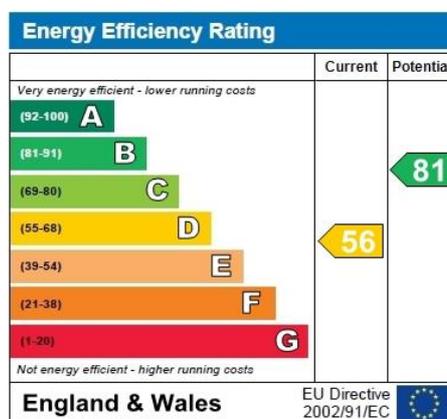
reaching the junction with Shay Lane. Turn right into Shay Lane and proceed past the schools on your left before turning right into Riley Lane. Proceed up to the top of Riley Lane and just before the junction turn left into Lindrick Way. The property can then be found after a short distance on the left hand side.

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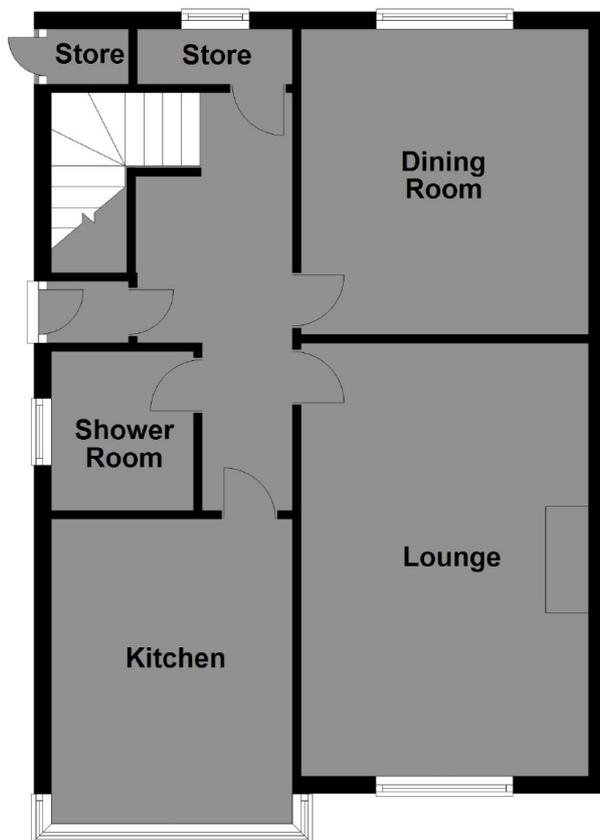
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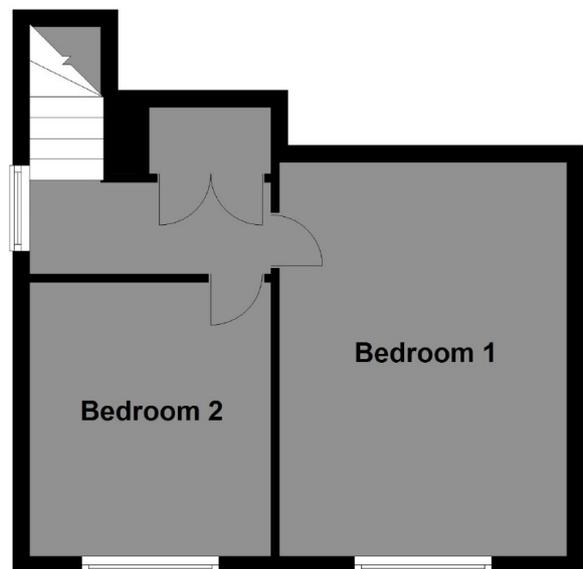


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Ground Floor



First Floor



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