



**5 MINERS WAY  
SOUTHWRAM  
HALIFAX  
HX3 9QD**

Are you looking for a great family home? Do you need more space? Or would you like to find somewhere you can work from home? This lovely town house ticks so many boxes, with a flexible accommodation that's just waiting for the right family, and there are so many reasons to come and have a look for yourself. An incredible master bedroom suite occupies the top floor, accompanied by its en-suite shower room, whilst the first floor is home to three good sized bedrooms and a house bathroom. The ground floor really doesn't disappoint, the hallway providing access to a good sized family living room, a WC and a fabulous replacement kitchen which is a real feature of the house and is fully integrated with a range of appliances. Outside we have enclosed gardens, ideal for sitting out and enjoying your favourite beverage with friends, and a private parking space rounds things off nicely. Southwram is always popular, and has a good supply of local shops and primary school. So, whatever your needs, from an extra living room to a playroom, from extra bedrooms to more privacy, ready immediately, with no upward chain, this home could just be ideal for you.

**£172,950**

## ENTRANCE HALL

A nice entrance with access to all ground floor rooms and staircase to the first floor.

## WC

Fitted with a white two piece suite consisting of low level WC and wash basin to tiled splashback and with an extractor fan.



## LIVING ROOM

4.43 x 4.30 narrowing to 2.83 (14'6" x 14'1" narrowing to 9'3")

A good sized living room which provides both lounge and dining areas. A fire is fitted right along one wall, providing a wonderful focal point, and there is a large and useful storage cupboard.



## KITCHEN

3.30 x 2.22 (10'10" x 7'3")

A beautifully appointed kitchen by Wren, extensively fitted with white high gloss base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a modern sink unit with mixer and integrated appliances including a four ring Bosch induction hob to SMEG hood, Bosch high level electric oven and matching microwave, fridge, freezer, dishwasher and washing machine. There is feature spotlighting to the ceiling, at low level and under the wall units, and the floor is finished in complementing large square ceramic tiles.



## BEDROOM TWO

4.44 x 2.90 (14'7" x 9'6")

A good sized double room with ample space for wardrobes and other furniture.



### **BEDROOM THREE**

3.07 x 2.33 (10'1" x 7'8")

Another double room which overlooks the rear garden.



### **BEDROOM FOUR**

2.02 x 1.90 (6'8" x 6'3")

A good fourth bedroom or HOME OFFICE.



### **MASTER BEDROOM SUITE**

6.66 x 2.39 widening to 4.43 (21'10" x 7'10" widening to 14'6")

A fabulous master bedroom suite to the top floor, with windows to both elevations. The room is divided into sleeping and dressing areas, the former being a good size, with twin bedside drawer units, and this leads into the dressing area, extensively fitted with a range of full height wardrobes and a dresser unit.



### **BATHROOM**

Fitted with a white three piece suite consisting of low level WC, wash basin and bath to part tiled walls which feature a mirror fronted cabinet.



### **EN SUITE SHOWER ROOM**

Fitted with a white three piece suite consisting of low level WC, wash basin and shower enclosure to part tiled walls. There is a useful recess for a towel rail, for example, and both a velux window and an extractor fan.



## OUTSIDE

The property has a small walled and fenced garden to the front and a nice enclosed garden at the rear, ideal for sitting out whilst relaxing and enjoying a glass or cup or your favourite beverage. There is an allocated car parking space just a few metres away.



## ADDITIONAL INFORMATION

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

## DIRECTIONS

Leave Halifax Centre via the A58 towards Leeds and after a short distance bear right at the traffic lights into Beacon Hill Road. Proceed up into Bank Top and follow this road for approximately half a mile where it becomes Law Lane. Towards the end of Law Lane turn left into Miners Way. Postcode: HX3 9QD.

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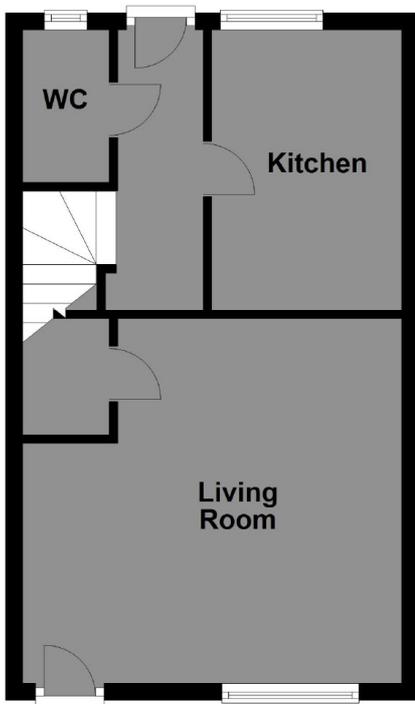
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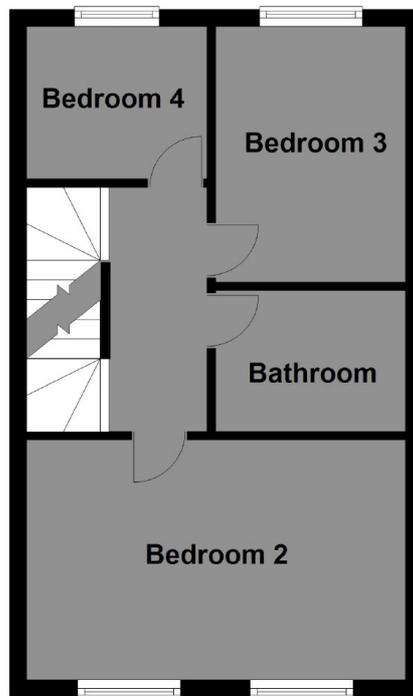
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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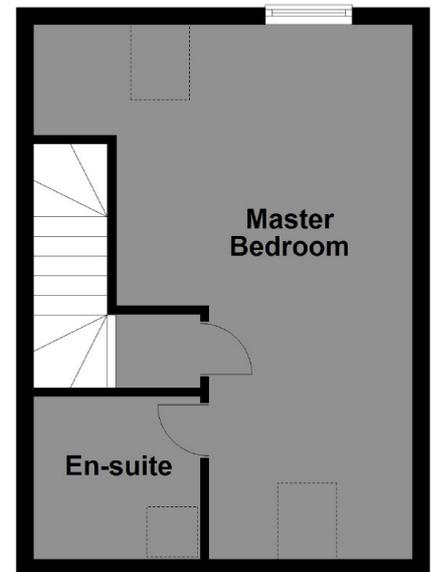
**Ground Floor**



**First Floor**



**Second Floor**



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