



**80 PLANE TREE NEST LANE  
TRIMMINGHAM  
HALIFAX  
HX2 7PS**

A large garden occupying part of the Trimmingham hillside awaits the buyer of this home, well stocked and incorporating part of the woodland, along with the breathtaking views reaching across the valley. Would you sacrifice a little of the garden to create some parking facilities? The house itself offers plenty of scope for the growing family, with opportunities to re-jig the accommodation to suit or to extend, subject to planning consent and building regulations approval. Would you take out the suite in the WC to change it to a bedroom, for example? Would you extend sideways or to the rear to create a large family home? The house retains some character, with curved chimney walls and there's a log burner in the lounge, and it's a nice size, too, the ground floor offering two good reception rooms in addition to the kitchen. There's a spiral staircase off the second of the double bedrooms which leads to a nice space for reading, or for use as an office or a hobbies room, too. But it's the setting that we find most appealing. Set up a viewing and have a look for yourself.

**OFFERS IN EXCESS OF £260,000**

## ENTRANCE HALL

A spacious hall with a staircase to the first floor.

## LOUNGE

5.70 x 3.63 (18'8" x 11'11")

A bay window has patio doors leading to the patio at the side of the house and a fireplace with stone hearth houses a wood burner.



## DINING ROOM

3.49 x 3.15 (11'5" x 10'4")

With a fireplace housing a gas fire and enjoying the views across the valley to the front.



## KITCHEN

3.17 x 2.99 narrowing to 1.74 (10'5" x 9'10" narrowing to 5'9")

Fitted with a range of base and wall units to worktops and tiled surrounds, and with a range cooker. There is space for a table within the kitchen, and a useful cupboard beneath the stairs.



## HALF LANDING

A turning staircase pauses on a half landing which has a window overlooking the gardens and woodland to the rear.



## FIRST FLOOR LANDING

A nice, open landing which looks down to the ground floor.

## BEDROOM ONE

3.66 x 3.48 (12'0" x 11'5")

Fitted with wardrobe cupboards and enjoying those views to the front.



## BEDROOM TWO

3.49 x 3.17 (11'5" x 10'5")

A second double room, again enjoying the view to the front, and with a spiral staircase leading up to the Reading Room/Office.



## BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with a shower unit to tiled surrounds.



## WC

Fitted with a white two piece suite consisting of a low level WC and a wash basin.



## Second Floor

### READING ROOM/OFFICE

3.00 x 1.71 (9'10" x 5'7")

Accessed via a spiral staircase in the second bedroom, this is a useful space for use as an office, a private sanctuary to read or for other hobbies.



## OUTSIDE

A big feature of the property is the very large, well stocked garden. The property has from Plane Tree Nest Lane right the way up the hill, encompassing part of the woodland. There are many areas of note, from a private lawn surrounded by shrubs and trees to a patio area to sit out in. There are a SUMMERHOUSE and a TREE HOUSE style shed, Would you sacrifice a small piece of the garden to create some parking facilities? The beauty of the steeper location, of course, is the view that affords right across the valley.



## ADDITIONAL INFORMATION

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





## DIRECTIONS

Leave Halifax along King Cross Street, merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. Fork right into the A646 Burnley Road, passing the apartments on your left hand side. Turn right into Trimmingham Lane and after a short distance this meets Plane Tree Nest Lane where the property can be found immediately in front of you. Postcode: HX2 7PS.

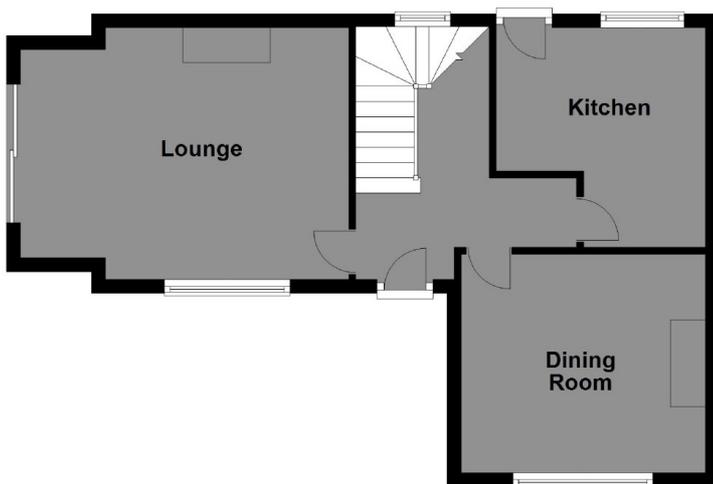
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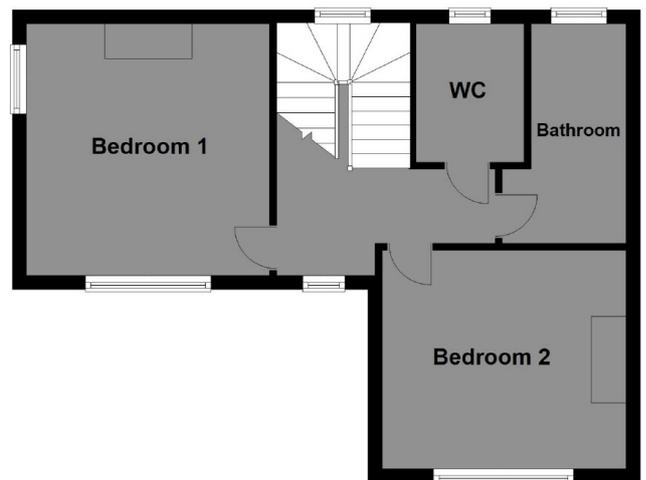
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		48	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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**Ground Floor**



**First Floor**



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