



**Beechwood Road, Halifax HX2 9BT**

**welcome to**

**Beechwood Road, Halifax**

Marketed at £250,000.

This three/four bedroom semi-detached property is located in Holmfield, Halifax. Within a quiet, established neighbourhood. It benefits from close proximity to local amenities including shops, schools, and green spaces. Call us now to book your viewing!



### **Entrance Hall**

The entrance hall comprises of ceiling light points, gas central heating radiator, door leading to cellar.

### **Lounge**

13' 10" x 14' 2" ( 4.22m x 4.32m )

The lounge comprises of carpet flooring, ceiling light points, wall lights, gas central heating radiator, fitted gas fire with surround, UPVC double glazed window to the front elevation

### **Dining Room**

14' 1" x 12' 8" ( 4.29m x 3.86m )

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Kitchen**

11' 3" x 7' 10" ( 3.43m x 2.39m )

The kitchen comprises of laminate flooring, ceiling light point, gas central heating radiator, matching wall and base units with work top over, induction hob, double oven, integrated appliances, UPVC double glazed window to the rear elevation, stable door.

### **Cellar**

The cellar would be ideal for extra storage.

### **Bedroom One**

14' 2" x 13' 1" ( 4.32m x 3.99m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobe, UPVC double glazed window to the rear elevation.

### **Bedroom Two**

13' 11" x 12' 11" ( 4.24m x 3.94m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bedroom Three**

8' 11" x 7' 10" ( 2.72m x 2.39m )

Bedroom three comprises laminate flooring, ceiling

light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bathroom**

The bathroom comprises of tiled splashback, gas central heated towel rail, low level W/c, electric shower, corner bath, pedestal wash basin, UPVC double glazed window to the rear elevation.

### **Attic Room**

18' 10" x 21' 5" ( 5.74m x 6.53m )

The attic room comprises of carpet flooring, exposed brickwork, gas central heating radiator, storage space, ceiling spotlights, Velux window to the rear elevation, restricted head height.



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welcome to

## Beechwood Road, Halifax

- THREE BEDROOM & ATTIC ROOM SEMI-DETACHED PROPERTY
- MARKETED AT £250,000
- IDEAL FOR GROWING FAMILIES
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115576 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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