



Raw Lane, Halifax HX2 8JD

welcome to

Raw Lane, Halifax

William H Brown are delighted to bring to the market this substantial family home offering spacious and well-presented accommodation throughout. The property benefits from a rear extension, ample off-road parking, covered car ports, an attached garage, and an enclosed rear garden.



Hall Way

The hallway comprises solid oak flooring, a gas central heating radiator, and a composite entrance door, providing a welcoming introduction to the property.

Lounge

15' x 13' 10" (4.57m x 4.22m)

This well-proportioned room features high ceilings with decorative coving, deep skirting boards, and solid oak flooring throughout. A feature fireplace with an ornate surround and inset log burner provides an attractive focal point. The space benefits from natural light and is further enhanced by wall lights and a contemporary pendant ceiling light. A dado rail adds character, while the generous proportions create a bright and inviting atmosphere.

Dining Room

17' 9" x 15' 3" (5.41m x 4.65m)

The dining room comprises of tiled flooring, Bi-fold doors to the rear and side elevation, ceiling spotlights, sky light, media wall , and extra storage. This room benefits from underfloor heating.

Kitchen

20' 6" x 11' 8" (6.25m x 3.56m)

This modern and spacious kitchen features a contemporary design with shaker-style fitted units, polished stone worktops, and a large central island incorporating an induction hob. The room benefits from high ceilings with decorative coving, large windows providing excellent natural light, and solid oak flooring throughout. Integrated appliances include built-in ovens and a large American-style fridge freezer, complemented by a tall wine rack fitted beside the refrigerator. The sink is positioned beneath the rear window, and additional lighting is provided by pendant ceiling lights and a wall-mounted light fitting. A gas central heating radiator is fitted within the room. Overall, the kitchen offers a spacious and well-appointed layout, combining practical storage, integrated appliances, quality finishes, and contemporary styling.

W/C

This WC is fitted with a contemporary two-piece suite comprising a low-flush WC and a wash hand basin set within a vanity unit, providing useful storage beneath. The room is fully tiled to the walls, creating a stylish and low-maintenance finish, and benefits from tiled flooring. Additional storage is available via a tall fitted cupboard and a further vanity cabinet. Other features include a wall-mounted heated towel radiator, a fitted mirror above the sink, and a ceiling-height storage unit, making the space both practical and well-presented.

Garage

20' 2" x 7' 10" (6.15m x 2.39m)

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

15' 1" x 11' 8" (4.60m x 3.56m)

Bedroom One is a spacious double bedroom benefiting from two windows that provide an abundance of natural light and pleasant outlooks. The room features a decorative feature wall, fitted carpet flooring, and gas central heating radiators. Generous proportions create a bright and airy atmosphere, while a loft access hatch adds further practicality. Overall, the room offers comfortable and well-proportioned accommodation.

Bedroom Two

14' 1" x 9' 2" (4.29m x 2.79m)

Bedroom Two is a bright and well-proportioned bedroom benefiting from a window that provides excellent natural light. The room features fitted carpet flooring, decorative coving, and a gas central heating radiator. The well-planned layout offers versatile accommodation and would be ideally suited as a bedroom, nursery, guest room, or home office. Overall, the room provides comfortable and practical living space with a pleasant, airy feel.

Bedroom Three

10' 7" x 5' 7" (3.23m x 1.70m)

Bedroom Three is a bright and versatile room benefiting from a large window that provides excellent natural light and pleasant outlooks. The room features fitted carpet

flooring, a gas central heating radiator, and a practical layout that maximises the available space. Well suited for a variety of uses, including a child's room, guest room, study, or home office, the room offers comfortable and functional accommodation with a bright and airy atmosphere.

Bathroom

This spacious bathroom is fitted with a four-piece suite comprising a bath, separate glazed shower enclosure with thermostatic shower, wash hand basin, and a low-flush WC. The room benefits from partial wall tiling with decorative border detailing, a heated towel radiator, and flooring designed for ease of maintenance. A frosted window provides natural light while maintaining privacy, creating a bright and airy atmosphere. The combination of bath and separate shower offers flexibility for everyday use, making this a practical and well-appointed family bathroom.

Loft

The loft is fully boarded adding a huge amount of storage.

Front Externally

The property benefits from a block-paved driveway providing ample off-road parking for multiple vehicles, together with covered car ports and an attached garage offering additional parking and storage facilities. Overall, the frontage offers excellent parking provision, a pleasant sense of space, and an inviting approach to the property.

Rear Externally

The rear exterior benefits from a substantial extension that provides direct access to the garden through large glazed doors, creating an excellent connection between the indoor and outdoor living spaces. The enclosed garden features a generous paved patio area, ideal for outdoor seating and entertaining, leading onto a well-maintained lawn. Mature trees, shrubs, and established planting enhance the garden's privacy and appeal, while a covered seating area and space for children's play equipment contribute to the versatility of the outdoor space, making it well suited to both family life and relaxation.



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welcome to

Raw Lane, Halifax

- THREE BEDROOM DETACHED PROPERTY
- MARKETING AT A GUIDE PRICE OF £375,000 - £400,000
- MODERN FITTED DINING KITCHEN WITH CENTRAL ISLAND
- PLANNING PERMISSION GRANTED TO ADD A 4TH BEDROOM ABOVE THE GARAGE
- FANTASTIC FAMILY HOME

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX115579](https://www.williamhbrown.co.uk/Property/HFX115579)



Property Ref:
HFX115579 - 0005

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