

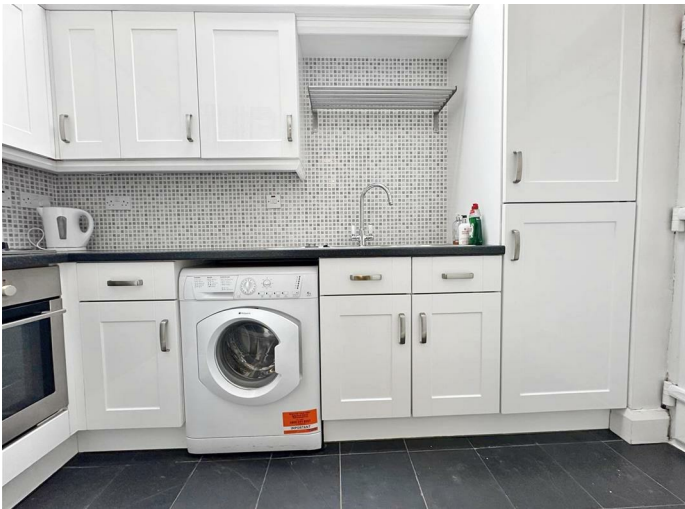


Milner Lane, Halifax, HX4 8HP  
£240,000

**E&H** Holmes  
ESTATE AGENTS

An extended, three bedroom semi-detached house tucked away on a private road in Greetland. Benefitting from two reception rooms and a cloakroom this well maintained property benefits from a pleasant aspect to the front, overlooking the green (which the property owns a section of) and with valley views beyond. There are two double and one single bedroom to the first floor and low maintenance gardens to both the front and rear.

The accommodation, in brief, comprises: Entrance hall, lounge, dining room, kitchen and cloakroom to the ground floor. On the first floor are three bedrooms and the house bathroom.



### Entrance Hall

Cupboard housing boiler. Understairs cupboard. Radiator. Two Timber framed double glazed windows to front elevation. Timber door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator. Velux window.

### Lounge 14'6" x 11'0" (4.421 x 3.376)

Gas supplied to fireplace, currently capped off. Electric fire fitted. Radiator. Timber framed double glazed bay window to front elevation.

### Dining Room 10'0" x 17'1" (3.066 x 5.230)

Radiator. Timber framed double glazed window to rear elevation.

### Kitchen

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink with waste disposal unit. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine with washing machine included. Integrated fridge / freezer. Velux window. UPVC door to rear elevation.

### First Floor

#### Landing

Stairs from entrance hall. Loft access. Timber framed double glazed window to side elevation.

#### Bedroom one 12'0" x 9'6" (3.669 x 2.905)

Fitted wardrobes. Radiator. Far reaching views. Timber framed double glazed window to front elevation.

#### Bedroom Two 10'1" x 9'4" (3.096 x 2.849)

Radiator. Timber framed double glazed window to rear elevation.

#### Bedroom Three 7'8" x 6'1" (2.356 x 1.874)

Radiator. Timber framed double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps

and shower over. Full tiling. Radiator. Timber framed double glazed window to rear elevation.

### Parking

Parking for one car. Gated driveway.

### Front garden

Patio garden

### Rear garden

Patio garden. Raised flower bed. Shed.

### Council Tax Band

C

### Location

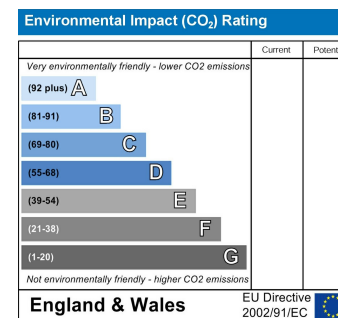
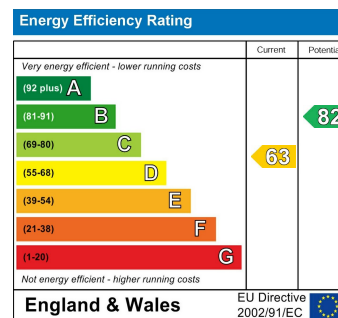
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

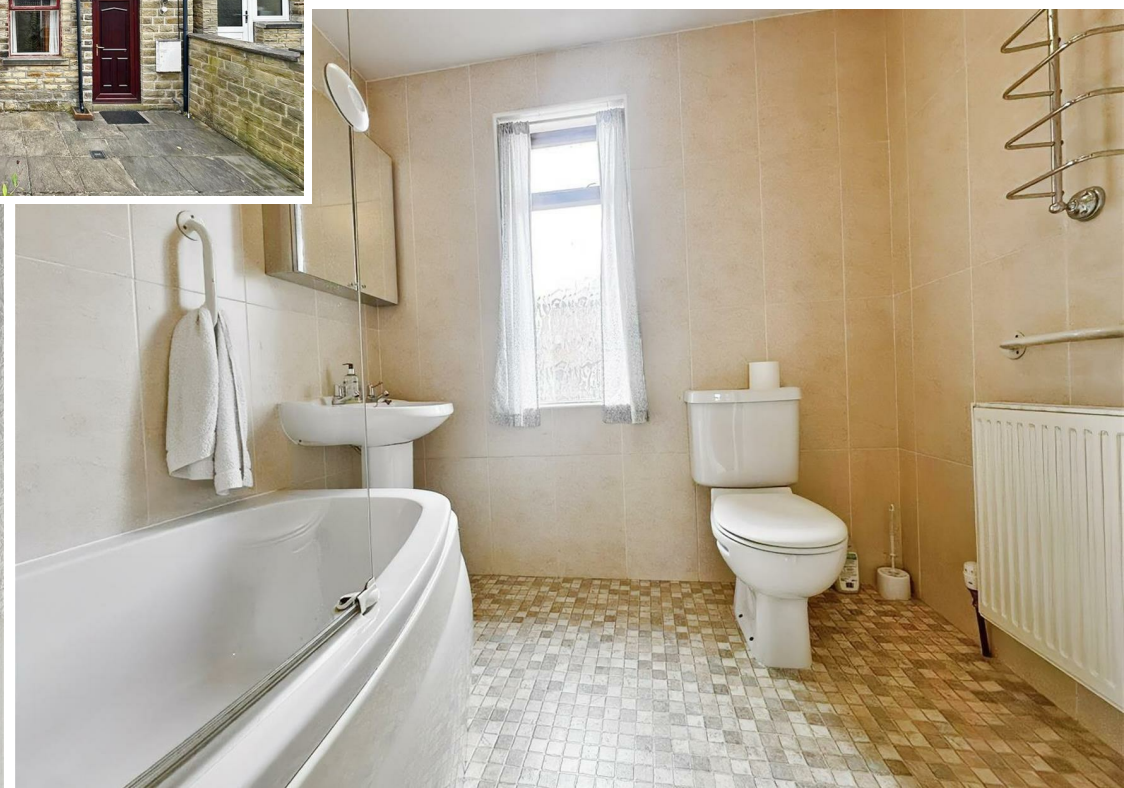
The three words designated to this property is: Sing. Having. Stole

### Disclaimer

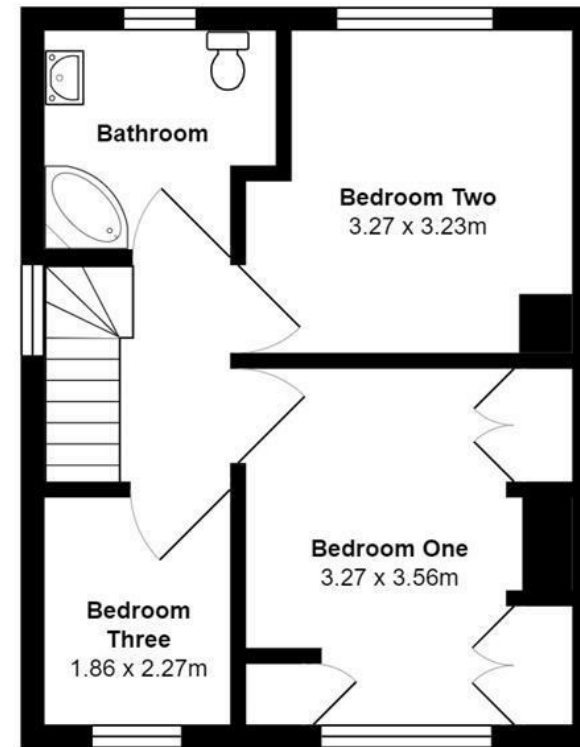
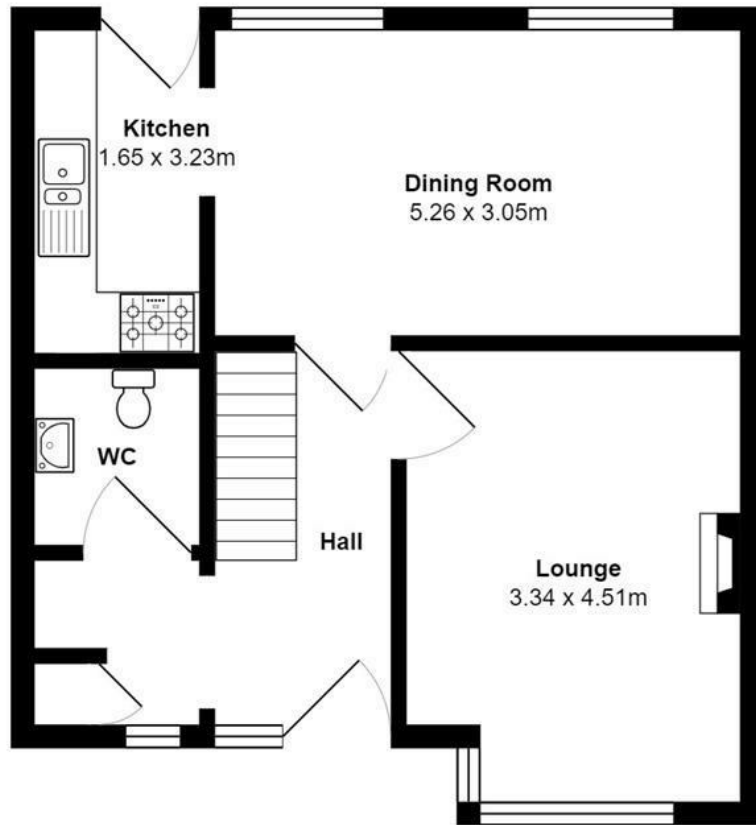
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only

