



Riley Lane, Halifax HX2 9QE

welcome to

Riley Lane, Halifax

This well-presented property offers comfortable living accommodation. Externally, it benefits from a garage and driveway, providing convenient off-road parking, along with a pleasant garden space ideal for outdoor enjoyment."



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator.

Lounge

14' 2" x 12' (4.32m x 3.66m)

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

Dining Room

9' 5" x 7' 5" (2.87m x 2.26m)

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, double glazed sliding door leading to the conservatory.

Kitchen

10' x 8' 4" (3.05m x 2.54m)

The kitchen comprises of vinyl flooring, ceiling light points, tiled splash back, matching wall and base units with work top over, gas hob with oven. door leading to the rear small pantry UPVC double glazed window to the rear elation.

Conservatory

10' x 8' (3.05m x 2.44m)

The conservatory comprises of laminate flooring, wall lights, radiator.

Landing

The landing comprises of carpet flooring, gas central heating radiator, UPVC double glazed window to the side elevation, door hatch.

Bedroom One

10' 6" x 10' 1" (3.20m x 3.07m)

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

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m)

Bedroom two comprises of laminate flooring, ceiling

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

Bedroom Three

8' 5" x 7' 3" (2.57m x 2.21m)

Bedroom three comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring, ceiling light point, gas central heated towel rail, low level W/c, pedestal wash basin, panelled bath with shower over, built in storage, UPVC double glazed window to the side elevation.

Loft Space

The loft is partially boarded and has pull down ladders.

Externally

Externally, the property benefits from a garage, front and rear lawned gardens, attractive raised flower beds, and a garden shed.



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welcome to

Riley Lane, Halifax

- THREE BEDROOM SEMI-DETACHED PROPERTY
- MARKETED AT £240,000
- IDEAL FAMILY HOME
- FRONT AND REAR GARDENS WITH A DRIVEWAY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115355 - 0002

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