



**Spindle Point, HALIFAX, HX2 9AE**

**welcome to**

## **Spindle Point, HALIFAX**

This attractive detached period property offers spacious and versatile accommodation, making it an ideal family home. Set within a desirable location, the property combines character and charm with generous living space, together with off-road parking, a detached garage and enclosed gardens.



### **Lounge**

16' 9" x 15' 6" ( 5.11m x 4.72m )

### **Dining Room**

16' 9" x 15' 9" ( 5.11m x 4.80m )

### **Office**

9' 2" x 8' 7" ( 2.79m x 2.62m )

### **Kitchen/Diner**

15' 2" x 9' 7" ( 4.62m x 2.92m )

### **Landing**

### **Bedroom One**

16' 7" x 9' 8" ( 5.05m x 2.95m )

### **Bedroom Two**

10' 9" x 8' 8" ( 3.28m x 2.64m )

### **Bedroom Three**

10' 7" x 8' 6" ( 3.23m x 2.59m )

### **Bedroom Four**

10' 8" x 7' 8" ( 3.25m x 2.34m )

### **Bathroom**

### **Externally**

Externally, the property benefits from a gated driveway providing off-road parking for up to three vehicles, with a flagged pathway leading to the front entrance. To the side of the property is additional land, further parking, a single detached garage and a generous, enclosed shed, offering excellent storage and practicality.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Spindle Point, HALIFAX

- DETACHED FOUR BEDROOM PERIOD PROPERTY
- SPACIOUS FAMILY ACCOMMODATION
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENCLOSED GARDENS
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in the region of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115704 - 0007

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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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