







# 28 MOORLANDS PLACE

HALIFAX | HX1 2XG

Located at the end of a quiet no-through lane, this delightful mid terrace property offers deceptively spacious and well-presented three bedroom accommodation, with the added benefit of a large cellar with exterior access offering the potential to create further living space.

The property has recently undergone a full programme of renovation including re-plastered walls, rewiring, new kitchen, bathroom and flooring throughout.

Externally the property has a stone flagged patio as well as a useful stone storeroom and there is easy on-street parking.

NO UPWARD CHAIN



## GROUND FLOOR

Sitting Room  
Kitchen

## FIRST FLOOR

Bedroom 1  
Bedroom 3  
Bathroom

## LOWER GROUND FLOOR

Cellar 1  
Cellar 2  
Coal Store

## SECOND FLOOR

Bedroom 2

## COUNCIL TAX BAND

A

## EPC RATING

TBA

## INTERNAL

The property is entered directly into the spacious sitting room which features an open fireplace housing an electric stove and ornate coving to the ceiling. The sitting room is open through to the kitchen which boasts newly installed contemporary units with timber effect work surfaces incorporating a single bowl stainless steel sink. Equipment includes an electric oven with four ring induction hob and filter canopy over and integrated fridge. A door from the kitchen gives access to the lower ground floor cellar which offers great potential to provide additional living space or a granny flat, comprising a large room with external door, former coal store and a potential utility room which houses a sink and has plumbing for a washing machine.

There are two bedrooms on the first floor, a double and large single, both having built-in storage. The first floor accommodation is completed with a stylish new bathroom housing a bath with shower over, WC and wash basin mounted on a vanity unit complemented by a mirror with lighting.

On the second floor is a generously proportioned double bedroom with Velux rooflight affording natural light.

## EXTERNAL

To the front of the property is a stone-flagged patio, an ideal sun-trap, with steps leading up to the front door as well as down to the lower ground floor level. There is a useful stone store and easy on-street parking.

## LOCATION

Moorlands Place is situated close to the green open spaces of Savile Park and Manor Heath. The town centre is within a 20 minute walk and local shopping is available at nearby Skircoat Green and Bell Hall. There is a regular bus service, there is a mainline railway station in Halifax and the M62 (J24) is within 15 minutes drive allowing speedy access to the motorway network, Manchester and Leeds.

## SERVICES

All mains services. Gas central heating, boiler located in cellar. UPVC double glazing.

## TENURE

Freehold.

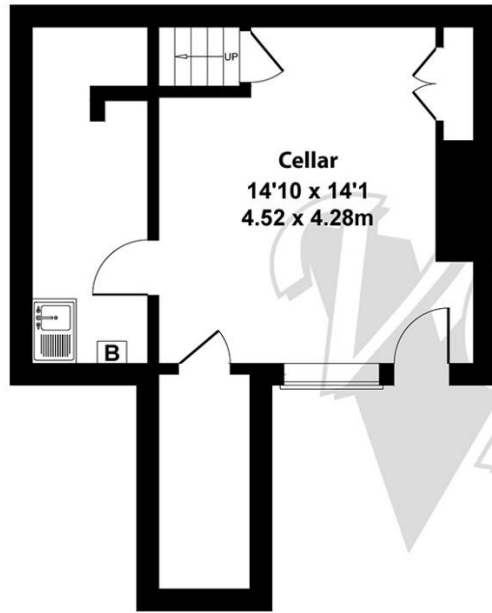
## DIRECTIONS

From Halifax town centre take the Huddersfield Road (A629) and after passing the old swimming pool bear right (statue of man on horse) into Heath Road. At the mini-roundabout turn right into Free School Lane and Moorlands Place is on the right hand side, just after the off-licence on the right. Number 28 is at the bottom of the cul-de-sac on the left hand side, indicated by our For Sale board.

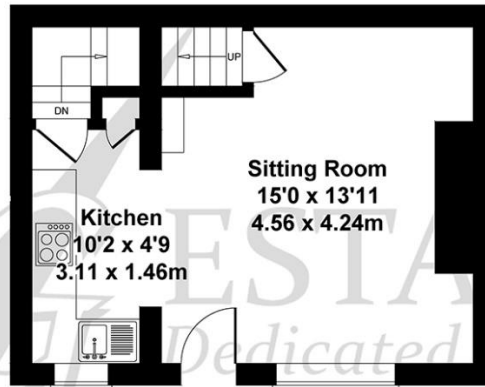




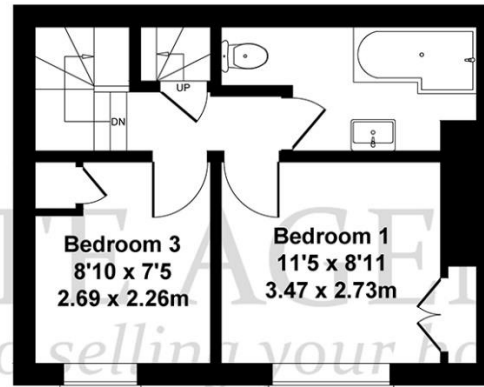
### LOWER GROUND FLOOR



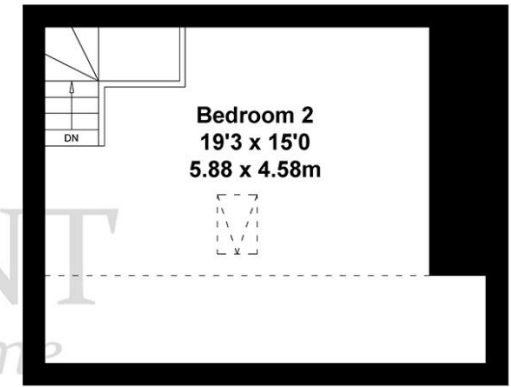
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



Approximate Gross Internal Area  
1216 sq ft - 113 sq m



#### IMPORTANT NOTICE

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#### MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.