



**Staups Lane, Halifax, HX3 7AB**  
**£200,000**

**E&H**EdkinsHolmes  
ESTATE AGENTS



This charming terraced house located on Staups Lane, Stump Cross is available with no onward chain. The property boasts a light and airy lounge along with a spacious dining kitchen, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or a home office.

The house features a well-maintained shower room, ensuring your comfort and convenience. The traditional terraced style of this property adds character and warmth, making it a lovely place to call home.

Situated in the Shibden Valley on the outskirts of Halifax, you'll have access to a range of amenities, including shops, restaurants, and parks, all within easy reach. Whether you're looking to settle down in a peaceful neighbourhood or seeking a vibrant community to be a part of, this house offers the best of both worlds.



Entrance Hall

Radiator. UPVC double glazed window to front elevation.  
UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. UPVC double glazed window to rear elevation.

Lounge 14'1" x 14'0" (4.294 x 4.270)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 15'0" max x 17'2" max (4.596 max x 5.235 max)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Electric hob. Cooker hood. Plumbing for washing machine. Integrated dishwasher. Integrated fridge / freezer. Radiator. Understairs cupboard. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall.

Bedroom One 10'3" x 12'5" + alcove (3.135 x 3.800 + alcove)

Fitted wardrobes. Radiator. UPVC double glazed window front elevation.

Bedroom Two 10'3" x 9'3" (3.138 x 2.836)

Loft access. Cupboard. Radiator. UPVC double glazed window to rear elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Front Garden

Enclosed patio garden

Rear Garden

Lawn and patio garden.

Council Tax Band

A

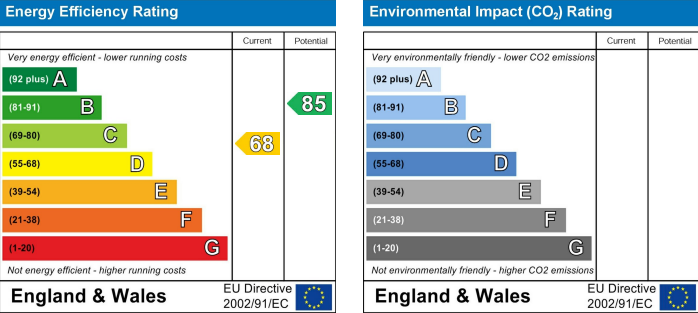
Location

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:  
comic.notion.yoga

Disclaimer

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All measurements are approximate and for display purposes only