



**Godley Gardens, Halifax, HX3 6XH**  
**£200,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



A charming two-bedroom end-terraced home located next to Shibden Park, offering a well-balanced blend of modern comfort and character. The property features a spacious lounge with a multi-fuel stove, a dining kitchen, and a contemporary shower room, providing stylish and practical living. Enclosed gardens to both the front and rear create private outdoor spaces, perfect for relaxation or entertaining. Freehold and within Council Tax Band A, this home is ideally suited to first-time buyers, downsizers or investors, with its prime location offering easy access to scenic parkland walks as well as excellent commuter links to Halifax, Leeds and Bradford.



Entrance Hall

Traditional style radiator. UPVC double glazed door to front elevation.

Lounge 14'5" x 12'5" (4.414 x 3.800)

Multi fuel stove. Exposed beams. Understairs cupboard housing a combi boiler. Traditional style radiator. UPVC double glazed window to front elevation.

Dining Kitchen 7'8" x 17'5" (2.337 x 5.313)

Fitted kitchen with a range of wall and base units. Solid wood worksurfaces. Ceramic butler sink. Plumbing for washing machine. Integrated dishwasher. Rangemaster dual fuel range cooker included. Traditional style radiator. Two UPVC double glazed windows to rear elevation. UPVC double glazed window to side elevation. UPVC double glazed stable door to rear.

Landing

Stairs from entrance hall. UPVC double glazed window to side elevation.

Bedroom One 9'11" x 17'7" (3.034 x 5.377)

Traditional style radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'6" x 10'6" (3.220 x 3.217)

Traditional style radiator. Loft access. UPVC double glazed window to rear elevation.

Shower Room

Modern three piece suite comprising shower cubicle, wash hand basin and WC. Partially tiled. Traditional style towel radiator. UPVC double glazed window to rear elevation.

Front Garden

An enclosed patio and lawn garden with fruit trees.

Rear Garden

Attractive low maintenance patio garden with hedgerow borders. Shed.

Parking

There is a communal parking area for residents along with ample street parking.

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 are:  
blog.melon.soap

Council Tax Band

A

Disclaimer

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