Jubilee Road, Halifax, HX3 9LL
**£180,000**

This three double bedroom family home is ideally positioned just a short distance from Calderdale Royal Hospital, making it a perfect choice for healthcare professionals. The location also offers excellent access to Halifax town centre, the M62 corridor, and a wide range of local amenities, along with scenic walking routes along Hebble Brook.

The accommodation comprises a modern dining kitchen with Corian work surfaces, a spacious lounge with oak flooring, and three well-proportioned double bedrooms. Oak flooring continues through the landing and bedrooms, adding a warm and stylish finish throughout.

On the ground floor is the lounge, leading through to the dining kitchen with access to a utility room. The first floor provides two bedrooms and the house bathroom, while the converted attic offers a generous third double bedroom.

Externally, the property benefits from a tiered front garden and a large rear garden with both patio and lawn areas, providing plenty of outdoor space. There is residents only permit parking located close to the property.
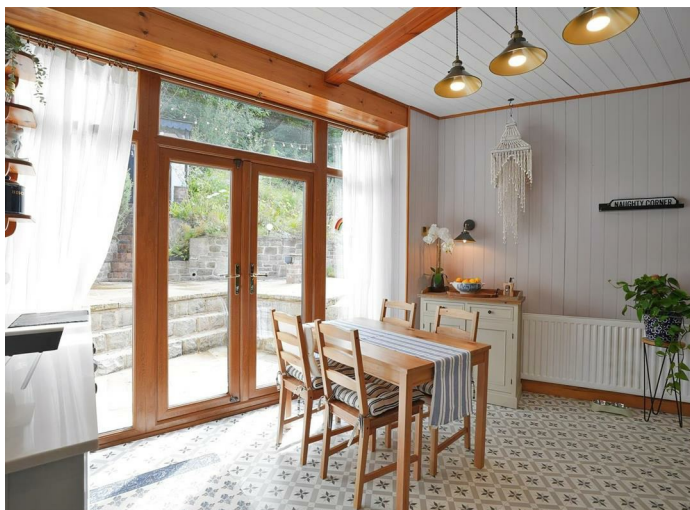
Lounge 21'2" max x 12'4" (6.474 max x 3.781)
Oak floor. Fitted storage cupboard. Radiator. Composite UPVC double glazed front door. UPVC double glazed window to front elevation with Plantation shutters.

Dining Kitchen 14'7" max x 10'11" (4.469 max x 3.351)
Modern fitted kitchen with a range of wall and base units. Corian worksurfaces with composite undercounter sink. Cooker hood inset to chimney breast and Smeg dual oven induction range cooker. Wooden shelving. Radiator. French door to rear elevation.

Utility Room / W.C.
Wash hand basin. Low flush W.C. Plumbing for washing machine. Work surfaces. Boiler. UPVC double glazed window to front elevation.

Landing
Stairs leading from lounge. Stairs leading to second floor. Oak floor. Radiator.

Bedroom One 12'4" x 10'7" (3.78m x 3.25m)
Built in wardrobes. Oak floor. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 12'0" max x 10'2" max (3.669 max x 3.116 max)
Fitted wardrobes. Oak floor. Radiator. UPVC double glazed windows to front and side elevations.

Bedroom Three 16'6" x 12'8" (5.031 x 3.863)
Exposed brickwork. Undereaves storage. Radiator. Velux window. UPVC double glazed window to side elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower head with shower above. Partially tiled. Tiled floor. Storage cupboard.Radiator. UPVC double glazed window to front elevation.

Front Garden
Tiered garden. Light. Outside Tap.

Rear Garden
Landscaped garden with lawn and patio. Power and light. Outside tap. Storage shed with power (potential to convert to use as home office or garden room).

Parking
Residents only permit parking close by.

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:
proper.steep.bunny

Disclaimer
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We are not a member of a client money protection scheme.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC