



High Street, Halifax, HX4 8DN  
£145,000

**E&H** Edkins Holmes  
ESTATE AGENTS

Situated in the convenient area of West Vale, this delightful mid-terrace house on High Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms along with the third bedroom situated in the converted attic, this property is ideal for families or those seeking extra space for guests or a home office.

As you enter, you are welcomed into a warm and inviting living space that exudes character and charm. The layout is practical, providing a seamless flow between the living areas, making it perfect for both relaxation and entertaining. The kitchen is functional and offers ample storage, catering to all your culinary needs.

Externally the property has patio gardens to both front and rear.

West Vale is a popular and well-connected location, offering a range of local shops, cafes, bars and well-regarded schools, all within easy walking distance. The property is ideally positioned for commuters, with excellent access to the M62 motorway network, providing direct links to Leeds, Manchester and beyond.

Whether you are a first-time buyer or looking to settle into a new family home, this residence offers a wonderful opportunity to embrace a fulfilling lifestyle in West Vale. Do not miss the chance to make this charming house your new home.



**Lounge 14'9" x 14'7" (4.509 x 4.470)**

Electric fire set in hearth. Designer radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

**Kitchen 9'9" x 9'9" (2.993 x 2.982)**

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Integrated dishwasher. Integrated fridge / freezer. Radiator. UPVC double glazed window to front elevation. Composite door to front elevation.

**Cellar**

Plumbing for washing machine. Boiler in cellar head (service history).

**Landing**

Radiator. UPVC double glazed window to rear elevation.

**Bedroom One 14'0" x 8'10" (4.268 x 2.704)**

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

**Bedroom Two 9'9" x 8'10" (2.997 x 2.697)**

Radiator. UPVC double glazed window to front elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

**Attic Bedroom 20'5" x 14'8" (6.239 x 4.482)**

Radiator. Velux.

**Front Garden**

Enclosed patio garden.

**Rear Garden**

Wrought iron fenced, low maintenance patio and shale garden, with planting.

**Council Tax Band**

A

**Location**

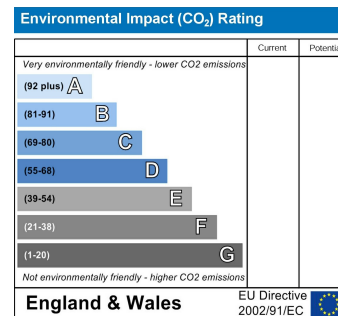
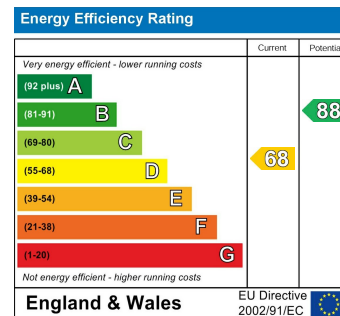
To find the property, you can download a free app called

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:  
shop.wash.vision

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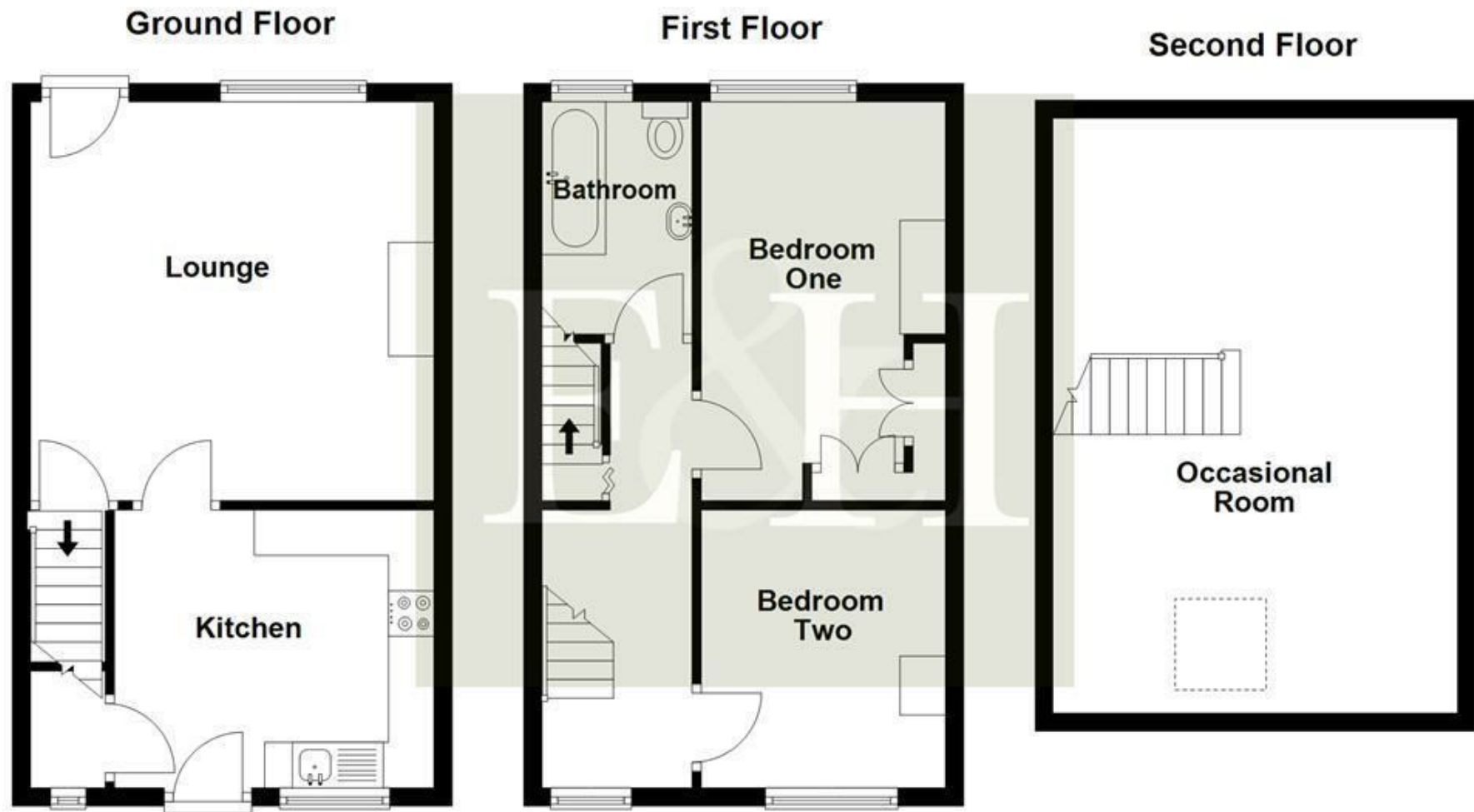




3  
High Street

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NO PARKING  
ANY TIME



All measurements are approximate and for display purposes only  
Plan produced using PlanUp.