



Manger Gardens, Halifax HX2 8BQ

welcome to

Manger Gardens, Halifax

Three-bedroom property located in a popular residential area of Halifax, marketed at offers over £220,000, offering comfortable and practical living accommodation throughout. The home features a spacious lounge, fitted kitchen, and well-proportioned bedrooms, making it ideal for families.



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light points, gas central heating radiator.

Lounge

15' 1" x 10' 9" (4.60m x 3.28m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed patio door to the rear elevation.

Kitchen

13' 2" x 8' 1" (4.01m x 2.46m)

The kitchen comprises of tiled flooring, tiled splash back, ceiling spotlights, integrated appliances, electric oven with gas hob, matching wall and base units with work top over,

Downstairs W/C

The downstairs W/c comprises of tiled flooring, ceiling spotlights, gas central heated towel rail, wash basin, low level W/c, UPVC double glazed window to the front elevation.

Bedroom One

12' 5" x 8' 4" (3.78m x 2.54m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

En-Suite

The En-suite comprises of tiled flooring, ceiling spotlights, gas central heated towel rail, low level W/c, fully fitted shower, wash basin.

Bedroom Two

7' 11" x 6' 5" (2.41m x 1.96m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

9' 7" x 8' (2.92m x 2.44m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, gas central heated towel rail, low level W/c, wash basin, [panelled bath with shower over, UPVC double glazed window to the front elevation.

Externally

Externally the property benefits from a rear enclosed garden with a decked seating area and a lawned garden



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welcome to

Manger Gardens, Halifax

- THREE BEDROOM END-TERRACED PROPERTY
- MODERNISED THROUGHOUT TO A HIGH STANDARD
- IDEAL FOR GROWING FAMILIES
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115260 - 0002

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