Heatherdale Close, HALIFAX, HX3 5HX

william
h brown

welcome to

Heatherdale Close, HALIFAX

A well-presented home boasting a recently renovated kitchen and an attractive rear garden, offered with offers over £240,000.

Entrance Hall
With a UPVC door to the rear elevation, gas central heating radiator, electric radiator and doors to the garage, wc room and bedroom four/office.

Lounge
16' 1" x 12' 1" (4.90m x 3.68m)
The lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, patio door leading to a balcony to the front elevation. It also has an electric fire which creates a warm, cosy feel.

Kitchen
16' 2" x 12' 4" (4.93m x 3.76m)
The kitchen features a modern open-plan kitchen/diner fitted with a range of high-gloss wall and base units, complemented by contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood, dishwasher, fridge freezer and a drinks fridge. The kitchen is finished with stylish under-cabinet lighting and a contemporary splashback, creating a bright and functional cooking space, with a patio door leading to a Juliet balcony allowing for plenty of natural light.
There is ample room for a dining table, making it ideal for everyday living and entertaining, while the neutral décor, recessed ceiling spotlights and attractive wood-effect vinyl flooring

Bedroom Four / Office
9' 1" x 8' 6" (2.77m x 2.59m)
Bedroom four/ office comprises of carpet flooring, ceiling light point, gas central heating radiator, patio door to the rear elevation.

Ground Floor Shower Room
Located on the ground floor is the shower room which comprises of a low level wc, shower cubicle, pedestal wash hand basin and ceiling light point.

Landing
The landing comprises of carpet flooring, ceiling light points, gas radiator.

Bedroom One
12' 7" x 8' 11" (3.84m x 2.72m)
Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring, provides space for free standing furniture and has a door which leads to the en-suite.

En-Suite
The en-suite comprises of a low level wc, pedestal wash hand basin, walk in shower and gas central heating radiator.

Bedroom Two
9' 4" x 9' (2.84m x 2.74m)
Bedroom two also a double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Bedroom Three
7' 8" x 6' 10" (2.34m x 2.08m)
With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bathroom
The family bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower attachment over. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating radiator.

Loft Room
The loft room is boarded and fitted with electrics.

Integral Garage
17' x 8' 10" (5.18m x 2.69m)
The Integral garage has plumbing & space for a washing machine, space for a tumble dryer, striplight and power points. It has a tap for easy access to the front garden.

Rear Garden
The rear garden has just undergone a transformation with brand new decking which is ideal for a seating area whilst enjoying the sun and views with this south facing garden. It has a newly laid grass lawn and a new fence and gate to the side entrance. It also has a water tap for easy access.

welcome to

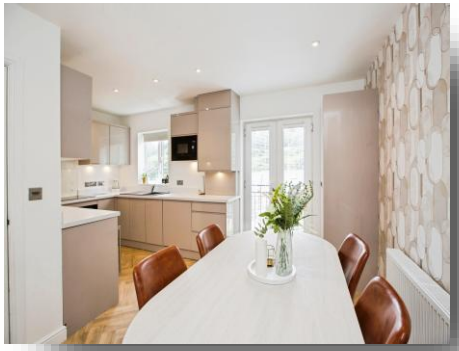
Heatherdale Close, HALIFAX

- FOUR BEDROOM SEMI-DETACHED TOWN HOUSE
- OFFERS OVER £240,000
- RECENTLY RENOVATED KITCHEN AND REAR GARDEN
- IDEAL FOR A GROWING FAMILY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£240,000



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The Property Ombudsman

Property Ref:
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william h brown

01422 362845

Halifax@williamhbrown.co.uk

6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.