



2 Kings View

Southowram, Halifax, HX3 9RU

Offers Over £210,000



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**** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

This delightful three-bedroom semi-detached house is nestled in a well-regarded area, offering far-reaching views that will take your breath away. Located at Kings View in the charming village of Southowram!

As you step inside, you'll be greeted by a spacious reception room perfect for relaxing or entertaining guests. The property boasts three bedrooms, ideal for a growing family or those in need of extra space.

One of the highlights of this property is the beautiful gardens that wrap around the front, side, and rear of the house.

Parking will never be an issue with a garage and a driveway providing space for two vehicles, ensuring convenience and security for your cars. The sought-after location in Southowram offers not only stunning views but also easy access to good local schooling and commuter links, making it an ideal place to call home.

Don't miss out on the opportunity to own this wonderful property in Kings View - a true gem in Halifax.

Entrance

Entrance through a uPVC door into ground floor accommodation.

Living Room

A generous sized living room with a wooden fireplace, marble hearth and electric fire. Large windows to the

front of the property. Space for a furniture suite. Currently used as a living room and diner.

Kitchen

Wooden wall and base units into complementary worktops and tile splashback. Inset stainless steel sink and drainer. Integrated electric oven and gas hob, and a fridge-freezer. Benefits from a leaning hatch and a larder.

Bedroom One

A master bedroom with built in wardrobes and a window to the front of the property.

Bedroom Two

A double bedroom of neutral decor and large windows to the rear of the property.

Bedroom Three

A single bedroom with built in storage over the bulkhead.

External

Externally benefitting from a wrap around garden with pleasant trees, shrubbery and flowers. A mixture of lawn and patio, very secluded and private. Benefits from a private driveway for one car and a single garage with parking for one car.

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Directions

For Satnav please use the postcode HX3 9RU

Mortgages

We recommend KB Mortgage Services, on hand to

discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective

buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

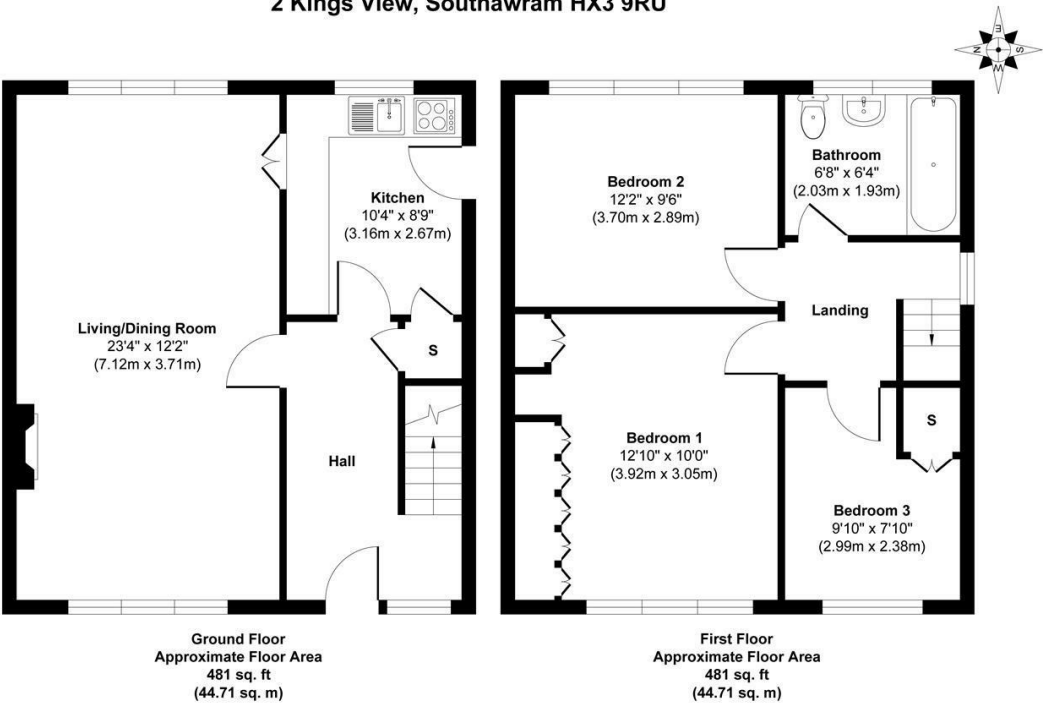


Terrain Map



Floor Plan

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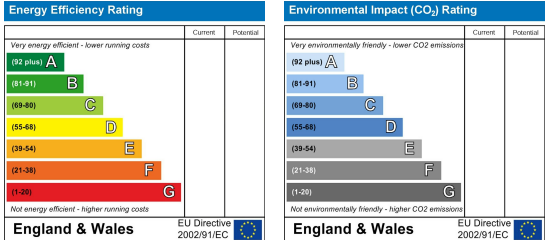


Approx. Gross Internal Floor Area 962 sq. ft / 89.42 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.