



## 9 Pippin Court, Halifax, HX2 8BG

£186,000

- MODERN THREE BEDROOM TOWNHOUSE
- GARAGE & GARDENS
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- IDEAL FAMILY HOME
- SET ACROSS THREE FLOORS
- DECEPTIVELY SPACIOUS
- WITHIN CATCHMENT OF LOCAL SCHOOLS
- WELL PRESENTED
- EARLY VIEWING ADVISED



# 9 Pippin Court, Halifax HX2 8BG

**\*\* MODERN THREE BEDROOM TOWNHOUSE \*\* CUL-DE-SAC LOCATION \*\* SET ACROSS THREE FLOORS  
\*\* GARAGE & GARDENS \*\*** Bronte Estates are pleased to offer for sale this ideal family home, located in a cul-de-sac position and enjoying deceptively spacious accommodation across three floors. To the ground floor is a spacious hallway, dining kitchen, WC and the garage. To the first floor is the lounge, landing area and the master bedroom with ensuite shower room. To the second floor are two further double bedrooms and the family bathroom. To the rear is an enclosed garden and there is on-road parking to the front. This is an ideal location for families with schools and amenities within walking distance. Arrange your viewing now!



Council Tax Band: C



## Ground Floor

### Entrance Hall

Stairs lead off to the first floor and there are doors to a WC and the dining kitchen. Storage cupboard and a central heating radiator.

### Kitchen-Diner

12'8 x 11'1

Fitted with a range of modern base and wall units, laminated working surfaces and splash-back wall tiling. Electric double oven, five ring gas hob and an extractor above. Stainless steel sink and drainer, plumbing for a washing machine, window to the front and French doors leading to the rear garden. Central heating radiator.

### WC

WC, washbasin and a window to the rear elevation. Central heating radiator.

## First Floor

Landing area with a window to the side elevation and stairs off to the second floor.

### Lounge

12'9 x 11'0

Windows to both the front and rear elevations and a central heating radiator.

### Bedroom One

12'9 x 9'9

Window to the front elevation, door to an en-suite and a central heating radiator.

### En-suite

Shower cubicle with a mains powered shower, WC and a pedestal washbasin. Window to the rear elevation and a central heating radiator.

## Second Floor

### Bedroom Two

12'8 x 11'3

Velux window and a window to the front elevation. Central heating radiator.

### Bedroom Three

11'8 max x 11'7 max

An 'L' shaped room with a window to the front elevation and a Velux window. Central heating radiator.

## Bathroom

Panelled bath, WC and a pedestal washbasin. Velux window and a central heating radiator.

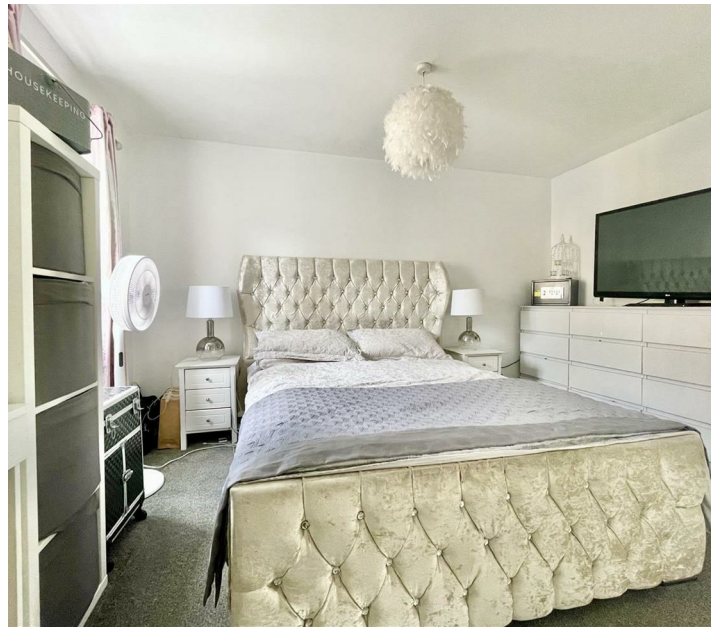
## Garage

'Up and over' door to the front and access from the garden.

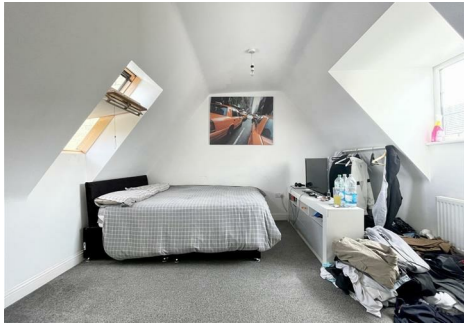
## External

Open plan garden area to the front, and to the rear is a good-sized, enclosed garden with artificial grass, patio and a low maintenance gravel area.













## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

