



38 Blackberry Way, Halifax, HX3 9EP

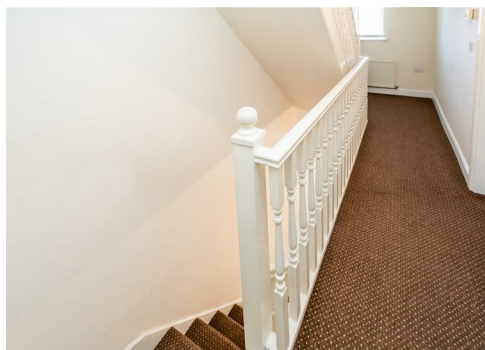
£195,000

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The property is situated on Blackberry Way and is within walking distance to a variety of local schools, and shops. With only a few minute's drive away from the bustling Halifax Town centre.



Council Tax Band: B



Entrance.

Leading from the private drive to the entrance hallway. Ample storage needs are available.

Ground Floor.

Leading to the guest W.C, integrated garage and storage room.

Guest W.C

Low-level flush W.C. and wash hand basin.

Integrated Garage.

Parking for a single car to fit comfortably within.

First Floor.

Access to the Kitchen/ diner, lounge and rear garden.

Kitchen/Diner.

The heart of this home is the open-plan kitchen diner. Benefitting from a range of floor and wall-mounted storage units and cupboards. Integrated electric fan oven and gas hob. Laminate wood effect flooring, the adjoining dining area can accommodate a large dining table and chairs.

Lounge.

Generous lounge area with ample room for a family-size suite, coffee table and media unit. Access to the rear garden through twin double-glazed UPVC doors.

Second Floor Landing.

Leading to the Principle Room and Ensuite, House Bathroom, second and third bedrooms.

Principle Bedroom.

A carpeted double bedroom that can accommodate a double bed, bedside tables

and free-standing bedroom furniture. Closely followed by the en-suite.

En-suite.

En-suite with walk-in bar-mixer shower unit, low-level flush W.C. and wash basin.

House Bathroom.

A modern, stylish house bathroom with standard bath, low-level flush W.C. and wash hand basin.

Bedroom Two.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. Double-glazed UPVC window with views out to the rear garden.

Bedroom Three.

A carpeted bedroom with space for a single bed and free-standing furniture.

Garden.

Rear lawn. Split-level rear lawns which can accommodate outdoor furniture and seating arrangements.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



