



## 4 Little London, Halifax, HX3 7ST

£230,000

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Location.

Situated in Little London. A sought-after residential community in Northowram. Close to local schools, shops and other amenities.



Council Tax Band: B



#### Utility Room.

Tiled flooring. Ample space for several appliances and plumbing for the washing machine. Wall-mounted storage units and space for free-standing furniture.

#### Kitchen.

A fully fitted kitchen with a range of floor and wall-mounted storage cupboards. Integrated four-ring gas stove with overhead extractor unit. Room for under-counter fridge freezer. Plentiful solid work-top space. Wood effect ceiling which invites a characteristic feel.

#### Lounge/ Dining Area.

A stylish lounge with a space for a range of sofa and seating arrangements, a coffee table and a fully functional gas fireplace and mantle piece. Natural exposed beams throughout. Family-sized dining table can fit comfortably within.

#### First Floor Landing.

The landing leads to the Master Bedroom, Bedroom Two and the House Bathroom.

#### Bedroom One - Master.

The principal bedroom is a carpeted double bedroom, with plenty of space for free-standing bedroom furniture such as wardrobes, a chest of drawers and a desk if required. Views from the double-glazed UPVC window looking out onto the rear garden space.

#### Bedroom Two.

Carpeted Double bedroom with space for a free-standing bedside table.

#### House Bathroom.

A well-designed and stylish shower room with a walk-in bar mixer shower unit, low-level flush W.C. and vanity wash hand basin.

#### Garden.

South-facing private rear garden with room for a range of outdoor furniture.

#### Parking.

Drive for two cars at the front of the property.

#### 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.





