



**50 Popples Drive, Bradshaw, Halifax, HX2 9SQ**  
**£180,000**

Offered with NO ONWARD CHAIN and ideally positioned on a pleasant cul-de-sac is this THREE BEDROOM semi detached family home. The property does require some cosmetic modernisation and has the scope to renovate and extend (subject to necessary consents) to create a fantastic residence.

The property is ideally located close to a range of shops, supermarket, doctors surgery and post office. The highly popular North Halifax Grammar and Trinity Academy are both within close proximity. The property itself is of a generous size and comprises of an entrance hall, lounge, dining room, kitchen, cloakroom and bedroom/study to the ground floor with two bedrooms and a house bathroom to the first floor. Externally there is a paved garden to the rear and lawns to the front. A long drive leads to a detached garage.

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EPC RATING - D

COUNCIL TAX BAND - C

## GROUND FLOOR

### ENTRANCE

Small entrance area ideal for shoes, coats etc.

### HALLWAY

Inner hallway with stairs to the first floor and a central heating radiator.

### LOUNGE

Main reception space with a large double glazed window allowing the room to flood with natural light. Feature fire place with marble hearth and two central heating radiators.

### DINING ROOM

Another generously sized room with sliding doors to the rear garden. Central heating radiator and useful storage cupboard.

### KITCHEN

Fitted wall and base units with a contrasting surface over incorporating a stainless steel sink. Gas point for cooker, plumbing for a washing machine, two double glazed windows and a central heating radiator. There is a useful pantry.

### BEDROOM THREE/STUDY

A room which could be used for a variety of purposes with a double glazed window and central heating radiator.

### CLOAKROOM

Ground floor cloaks fitted with a low flush WC and hand wash basin. Vinyl flooring, double glazed window and central heating radiator.

## FIRST FLOOR

### LANDING

With loft access and a large storage cupboard.

### BEDROOM ONE

To the front elevation with walk in storage cupboard, fitted wardrobes, double glazed window and central heating radiator.


### BEDROOM TWO

A second double bedroom to the first floor this one to the rear with fitted wardrobes, central heating radiator and double glazed window.

### BATHROOM

Shower room with a glass screened shower area. Low flush WC and hand wash basin. Double glazed window, useful storage cupboard and central heating radiator.

## EXTERNAL

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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