



59 Vicar Park Drive, Halifax, HX2 0NN
Offers Over £210,000

Extended THREE BEDROOM semi detached family home in a popular residential location. The property is well positioned to take advantage of the excellent road links and is available with NO ONWARD CHAIN.

A splendid three bedroom property which has been extended to provide comfortable family living. The property has good size living accommodation to the ground floor with three first floor bedrooms and a bathroom and has the benefit of fitted solar panels. Externally there are gardens to front and rear with a driveway leading to a detached garage providing ample storage and off road parking options.

EPC RATING - TBC

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE PORCH

Large entrance area which provides a convenient space separate from the main living areas. Three double glazed windows.

LOUNGE

Spacious lounge with a feature fire place with inset gas fire. There is a central heating radiator, two double glazed windows and an open staircase to the first floor.

DINING KITCHEN

Another generously sized room which creates a fantastic and light kitchen diner. There are three double glazed windows, two Velux roof windows and double glazed door opening to the rear garden along with under floor heating. There is a fitted kitchen with a range of high quality fitted units with an oak work surface over which incorporates a Belfast sink. Integrated appliances include an electric oven, microwave and dishwasher and there is a five ring gas hob and extractor fan over. Useful under stairs storage cupboard, tiled flooring and plumbing for a washing machine.

FIRST FLOOR

LANDING

Double glazed window and access via a pull down ladder to a part boarded loft which houses the combi boiler and PV panel control box.

BEDROOM

Double bedroom to the front elevation with fitted storage, double glazed window and a central heating radiator.

BEDROOM

Double bedroom to the rear elevation with a double glazed window and a central heating radiator.

BEDROOM

A third bedroom with a double glazed window and a central heating radiator.

BATHROOM

Modern fitted bathroom suite in white comprising of a low flush WC, hand wash basin on a vanity unit, small bath and curved glass screened shower area. There is a double glazed window and heated towel rail.

EXTERNAL

There are gardens to front and rear along with a driveway which runs to the side of the property and leads to a detached garage.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		