

20 Tewit Green, Halifax, HX2 9SH
Offers Over £220,000

A splendid THREE BEDROOM semi detached which has been finished to exceptional standard. Internal viewing is essential to appreciate the quality of this gem of a family home. Externally there are well manicured gardens, ample off road parking and a double garage.

Presented to an exceptional standard is this three bedroom family home ideally positioned on a cul-de-sac in a popular residential location 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 boasts a wealth of quality fixtures and fittings throughout with pleasant gardens, a driveway providing off road parking for several vehicles and a large double garage.

COUNCIL TAX BAND - C

EPC RATING - TBC

GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance area with laminate flooring, central heating radiator and useful under stairs storage cupboard.

LOUNGE

The main reception space is well presented with a feature exposed brick fireplace housing a log burning stove. Double glazed window and central heating radiator.

KITCHEN DINER

Fantastic dining kitchen fitted with a range of high gloss wall and base units with a solid oak work top over. Appliances include a Range Cooker and integrated dishwasher along with plumbing for a washing machine. Laminate flooring extends to the dining area which can accommodate a table and has double glazed French Doors which open on to the rear garden.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

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

BEDROOM

A second double bedroom this one to the rear with a double glazed window and central heating radiator.

BEDROOM


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

BATHROOM

Stylish fitted bathroom suite in white comprising of a low flush W.c, hand wash basin and bath with shower and screen over. Fitted storage unit, central heating radiator, laminate flooring and double glazed window.

EXTERNAL

Set on a good size plot the property has a pleasant front garden with lawn and mature plants and shrubs. To the side a driveway opens to provide off road parking for several vehicles and leads to a detached double garage which has power and light. To the rear a lovely enclosed garden with lawn and patio and a range of established plants and trees providing a perfect garden for a growing family or entertaining guests.

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 