



22 Godley Gardens, Halifax, HX3 6XH
£220,000

A splendid THREE BEDROOM end of terrace located in a fabulous position next to Shibden Park. The property has been recently renovated throughout to the highest standard and sits in a good size plot where there is the potential to extend (subject to necessary planning consents).

EPC RATING - TBC

COUNCIL TAX BAND - A

Offered with NO ONWARD CHAIN this splendid THREE BEDROOM end of terrace has been substantially improved having undergone a comprehensive series of improvements to create a magnificent residence which would suit a variety of potential purchasers. Benefits include a

GROUND FLOOR

ENTRANCE HALL

Entrance area with a central heating radiator.

LOUNGE

Main reception space with a large double glazed window and a central heating radiator.

DINING KITCHEN

Splendid dining kitchen fitted with a range of wall and base units to two sides with complimentary work surface over incorporating a sink and mixer tap. There is a fitted electric oven with hob and extractor over. There is ample space for a dining table, a double glazed window, vinyl flooring, central heating radiator, useful under stairs storage cupboard housing the combi boiler and a door to the side elevation.

FIRST FLOOR

LANDING

Double glazed window.

BEDROOM

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

BEDROOM

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

BEDROOM


A third bedroom, to the rear elevation with a double glazed window and a central heating radiator.

BATHROOM

A fantastic bathroom fitted with a modern suite in white comprising of a bath with shower and glass screen over, a low flush W.c and a hand wash basin on a vanity unit. High quality tiling to the walls, vinyl flooring, a double glazed window and heated towel rail.

EXTERNAL

The property has generous gardens to three sides where the tranquil setting can be enjoyed from various vantage points. There is communal parking to the end of the terrace.

Energy Efficiency Rating		
	Current	Potential
Very 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
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 