



Chestnut Close | Greetland | Halifax | HX4 8HX

Offers over £250,000



SHERIDAN  
BAILEY  
PROPERTY

## Chestnut Close | Greetland

Halifax | HX4 8HX

Offers over £250,000

A rare opportunity in a desirable area, this 2/3 bed semi detached bungalow in a cul-de-sac position is not to be missed. Available with vacant possession so no upward chain, an early viewing is essential.

This property boasts a good size plot with a long driveway suitable for up to 3 vehicles and a single detached garage. There are beautifully landscaped gardens and flagged patio areas to both front and rear. Inside the property briefly comprises: Entrance Hall, spacious and light Living Room, a second reception room, perfect for a ground floor bedroom if required, if not plenty of flexible accommodation options include space for a Dining Room, Home Office or Playroom, Family Kitchen, ground floor bathroom and understairs store. On the first floor there are 2 double bedrooms and further storage.

This property offers a blank canvas and will appeal to all types of buyers.

- Vacant Possession / No upward chain
- 2/3 bed semi detached bungalow
- Fantastic plot - detached garage and driveway
- Beautifully landscaped gardens and patio
- Quiet cul-de-sac position

### Entrance Hall

Front door opens up into spacious hallway

### Living Room

11'0 x 15'9 (3.35m x 4.80m)

Bright and generously sized Living Room with large window to rear elevation and garden views. Wooden fire surround with marble back and hearth with inset gas fire. Ample space for double sofas and living room furniture.

### 2nd Reception Room / Bedroom

11'0 x 11'1 (3.35m x 3.38m)

Good sized second reception room, ideal for ground floor bedroom if required. Flexible accommodation options for future owners. Room ideal for Dining Room, Playroom or Home Office if ground floor bedroom not required. Large window to front elevation.





### Kitchen

10'11 x 11'5 (3.33m x 3.48m)

Good sized family Kitchen with brand new wood effect laminate flooring. Range of matching wall and base units with worktops over. Integrated appliances include: eye level double electric oven, 4 burner gas hob with extractor and light over. Tiled splashbacks. Plumbing for washing machine and housing/space for tall fridge freezer. Plenty of work preparation space and cupboard / drawer storage. Stainless steel sink and drainer with mixer taps over. Space for dining table and 2 chairs. A lovely bright space with window to rear elevation and garden views as well as rear access door to patio and garden.

### Ground Floor Bathroom

Sliding bathroom door leads into fully tiled Bathroom comprising, corner shower unit with newly fitted electric shower, low level WC, wash handbasin mounted on vanity unit, heated chrome towel rail, mirrored bathroom cabinet and frosted window to front elevation.

### Understairs Store

### Staircase to first floor landing

### Master Bedroom

11'1 x 13'3 (3.38m x 4.04m)

Generously sized double bedroom, again light and bright with large window to rear elevation. Loft access.

### Bedroom 2

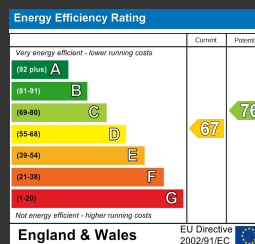
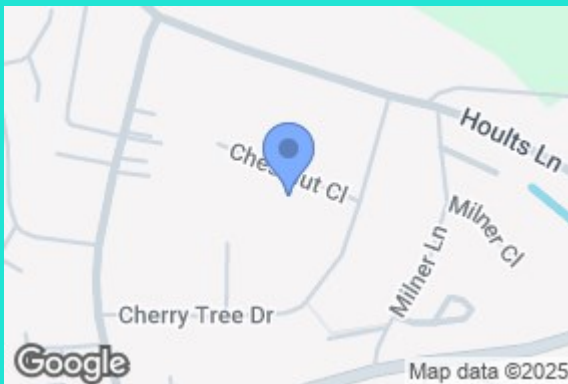
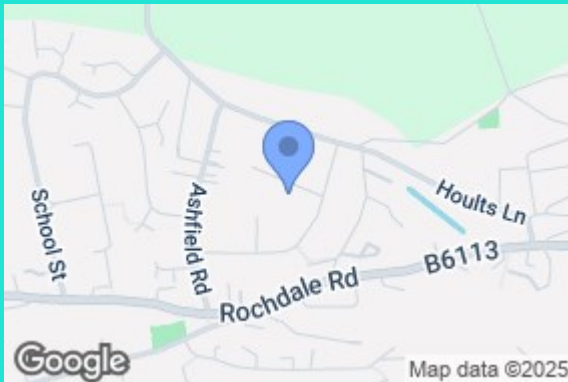
10'11 x 9'3 (3.33m x 2.82m)

Double bedroom with window to side elevation.

### Store off landing

### Outside Space

Located in a quiet cul-de-sac position this property benefits from a long driveway able to accommodate up to 3 vehicles, plus the added benefit of a single detached garage with up and over doors, plus power and lighting. Flagged pathway from driveway leads to front door with steps up. Front flagged patio area and beautifully maintained front gardens, predominately laid to lawn with attractive shrubs and borders. To the rear of the property is another beautifully and cared for landscaped garden and patio space. Steps up lead to back door into Kitchen, and ramped access and railings is also a benefit. Good size patio area is quite the suntrap, perfect for evenings outdoors, garden furniture and BBQ's. Rear Garden is landscaped with lawns, shrubs and borders as well as a garden shed for storage.



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