



**Warley Road, Halifax, HX1 3SU**

**welcome to**

**Warley Road, Halifax**

A modern and well-presented two bedroom Semi-detached Bungalow situated close to Halifax town centre. Benefitting from a Shared Driveway, Summer House/Outbuilding, Garage, Well maintained Rear garden and is South facing! Contact us NOW to book your viewing!



### **Entrance Hall**

Enter the property through composite door to front into the entrance hall with carpeted flooring, two ceiling light points, gas central heating radiator and provides access to the loft.

### **Lounge**

19' 3" x 11' 8" max ( 5.87m x 3.56m max )

With carpeted flooring, two ceiling light points, french doors to the rear, electric fire, double glazed window to the rear and gas central heating radiator.

### **Kitchen**

18' 3" max x 12' 8" ( 5.56m max x 3.86m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, splashback tiling, oven, hob, two gas central heating radiators, integrated fridge freezer and washing machine, UPVC door to the rear, two ceiling light points, eight ceiling spot lights, vinyl and carpet flooring and double glazed window to the side.

### **Bedroom One**

16' 9" to bay x 10' 1" to wardrobe ( 5.11m to bay x 3.07m to wardrobe )

A double bedroom with carpeted flooring, Matching fitted wardrobes/drawers, double glazed window to the front, ceiling light point and gas central heating radiator.

### **Bedroom Two**

8' 9" x 9' 8" max ( 2.67m x 2.95m max )

A double bedroom with carpeted flooring, ceiling light points, double glazed window to the front and gas central heating radiator.

### **Shower Room**

Shower room comprises of walk in shower, wash hand basin, low level w/c, tiled walls, vinyl flooring, ceiling light point, double glazed window to the side and gas central heating radiator.

### **Summer House**

14' 10" x 9' 3" ( 4.52m x 2.82m )

With carpeted flooring, french door to the front, two double glazed windows to the front, four ceiling spot lights, home bar

### **Outside**

Shared paved driveway, access road to drive and garage. To the rear, summer house and garden with fenced boundary, patio and decked area.

### **Garage**

19' 11" x 10' 7" ( 6.07m x 3.23m )

Garage with power, electric door, workshop, door and double glazed window to the side.



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welcome to

## Warley Road, Halifax

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SOUTH FACING
- GARAGE
- SUMMER HOUSE/OUTBUILDING
- OFFERS OVER £190,000

Tenure: Freehold EPC Rating: D

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX111985 - 0003

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