



Wentworth Grove, Halifax HX2 9QN

welcome to

Wentworth Grove, Halifax

A three bedroom semi-detached family home in the highly desirable area of Bradshaw. Benefitting from Utility room, downstairs Shower room, Spacious Open plan kitchen living area and the property has been modernised throughout. We anticipate high demand for this property so call us now to book!



Entrance Hallway

Composite door to side, stairs to first floor accommodation and doors to accommodation. Laminate flooring, ceiling light point and gas central heating radiator.

Lounge

20' 4" x 10' 11" (6.20m x 3.33m)

Ceiling light point, carpet flooring and double glazed French door to rear. Gas central heating radiator.

Open Plan Kitchen

12' 6" MAX x 9' 3" (3.81m MAX x 2.82m)

Light grey gloss fitted kitchen with a range of wall and base units, complementary Quartz work surfaces and splash back tiling. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Induction hob, wall mounted cooker hood and double oven. Island unit. Integrated microwave and dishwasher. Double glazed window to front. Laminate flooring and spotlights to ceiling.

Dining Area

17' max x 10' 11" (5.18m max x 3.33m)

Double glazed window to front. Laminate flooring, ceiling light point and gas central heating radiator.

Utility Room

8' 10" max x 7' 4" max (2.69m max x 2.24m max)

Tiled floor, spotlights to ceiling and upvc door to rear. Gas central heating radiator, base units and plumbing for washing machine/ dryer.

Ground Floor Shower Room

Corner concealed shower unit with wall mounted shower over, WC and vanity wash hand basin with mixer tap. Tiled walls and floor where visible. Spotlights to ceiling, chrome ladder style radiator and double glazed window to side.

First Floor Landing

Double glazed window to side, carpet flooring and ceiling light point.

Bedroom One

11' max x 10' 9" max (3.35m max x 3.28m max)

Carpet flooring, ceiling light point and double glazed window to front. Gas central heating radiator.

Bedroom Two

11' 9" x 10' 11" (3.58m x 3.33m)

Carpet flooring, ceiling light point and double glazed window to rear. Gas central heating radiator.

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Carpet flooring, ceiling light point and access to loft space. Double glazed window to rear.

Family Bathroom

Double glazed window to rear. Roll top bath with mixer tap and shower attachment. WC, vanity wash hand basin with mixer tap and storage below. Tiled walls and floor where visible. Gas central heating radiator and spotlights to ceiling.

Exterior

Externally to the front of the property there is a lawned garden, driveway to side providing off street parking for multiple vehicles. The enclosed rear garden has been lawned and Indian stone paved for low maintenance which is the perfect space for alfresco dining and sitting out during the summer months.



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Wentworth Grove, Halifax

- **Guide Price Of £260,000 - £275,000**
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MODERNISED THROUGHOUT
- SPACIOUS LIVING ACCOMMODATION
- BRADSHAW LOCATION

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113256 - 0003

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