



Ashville Gardens, Halifax HX2 0PJ

welcome to

Ashville Gardens, Halifax

Situated within close proximity to schools & amenities is this two bedroom end-terrace property in Pellon, Offers Over £100,000 offered with no onward chain. Offering good family accommodation which could be of interest to the first time buyer & Investor! Contact us now to book a viewing!



Ground Floor

Entrance

Front door leading to a carpeted hallway. Stairs to first floor.

Lounge

13' 10" x 11' 1" (4.22m x 3.38m)

Superbly spacious lounge is warmed by a log burner plus central heating radiator. With carpeted flooring and French doors leading through to the conservatory.

Conservatory

11' 3" x 7' 3" (3.43m x 2.21m)

Good sized reception room with carpeted flooring, French door to side and eight double glazed windows.

Kitchen

14' 7" x 8' 4" (4.45m x 2.54m)

Fitted kitchen with a range of base and wall units with contemporary work surfaces. Integrated electric oven and gas hob. With part tiled walls and tiled flooring, two double glazed windows to the rear plus composite double glazed door to the side. Warmed by a central heating radiator.

First Floor Landing

With carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the side.

Bedroom One

13' 10" x 11' 2" (4.22m x 3.40m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. The room has an integrated storage cupboard and a double glazed window to the front.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With vinyl flooring, tiled walls, central heating radiator and a double glazed window with frosted glass to the rear.

External

To the front of the property is a lawned garden with honeycomb style paved path leading to the front door whilst enclosed by fencing. There is a gate leading to the side of the property front with further access to the rear.

The rear of the property is mainly paved with raised flower beds and gravelled area.



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Ashville Gardens, Halifax

- **OFFERS OVER £100,000**
- OF INTEREST TO THE FIRST TIME BUYER & INVESTOR
- CLOSE TO AMENITIES & SCHOOLS
- FRONT GARDEN & LARGE REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers over

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113165 - 0002

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