



Myrtle Place, Halifax HX2 8HL

welcome to

Myrtle Place, Halifax

A three bedroom semi-detached family home located in Illingworth located close to good schools including North Halifax Grammar School and Trinity Academy. Benefitting from a Modern kitchen/diner, Modern bathroom, Conservatory, Stunning Gardens, Gated Driveway and Garage.



Entrance

Enter the property through the Composite from door into the entrance porch which leads into the entrance hallway which benefits from laminate flooring and an under stairs storage cupboard,

Lounge

14' 8" x 11' 6" (4.47m x 3.51m)

The modern lounge has a gas fire with marble fireplace, upvc double glazed window to the front elevation, carpet flooring, central heating radiator and a ceiling light point.

Kitchen/Diner

21' 7" x 10' 1" (6.58m x 3.07m)

The spacious and modern kitchen/diner has been done to an excellent standard and benefits from wall and base units with complementary work surfaces and tiled splashbacks over. Integrated Dishwasher, range cooker with extractor hood over with space for a washer, dryer and American style fridge/freezer. The kitchen benefits from Led lighting, ceiling spot lights, modern upright radiator, double French doors to conservatory and tile effect laminate flooring. Space for a dining table and chairs.

Conservatory

15' 1" x 11' 6" (4.60m x 3.51m)

Conservatory with laminate flooring, double doors to garden, ceiling light point, two central heating radiators, upvc double glazed windows to the rear and side elevations.

First Floor Landing

Provides access to the three bedrooms and family bathroom. Upvc double glazed window to the side elevation and carpet flooring.

Bedroom One

15' 1" x 10' 8" (4.60m x 3.25m)

The master bedroom benefits from mirror sliding wardrobes, ample space for a super king bed and freestanding furniture, ceiling light point and central heating radiator. The room is well-presented throughout.

Bedroom Two

13' x 12' 2" (3.96m x 3.71m)

A double bedroom with space for freestanding furniture, mirrored sliding wardrobes, upvc double glazed window to the rear elevation, ceiling light point and central heating radiator.

Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)

Upvc double glazed window to the rear and side elevation, central heating radiator, ceiling light point and carpet flooring.

Family Bathroom

The modern family bathroom has been fitted with a lovely three piece suite comprising of a low level Wc, pedestal wash hand basin and P shaped bath with chrome rainfall tap and shower attachment. Modern upright radiator, tiled walls and floor and upvc double glazed window to the rear elevation.

Garage

Detached garage with up and over door.

Externally

Externally the property benefits from a gated driveway, front, side and rear gardens. The gardens have been beautifully landscaped with a pergola and paved patio area to the side, black paved patio to the front and a raised decking area and well manicured lawn to the rear all with mature shrubs and flower bed borders. The gardens are a fantastic space for entertaining family and friends during the summer months.



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Myrtle Place, Halifax

- **OFFERS OVER £190,000**
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MODERN & WELL-PRESENTED THROUGHOUT
- GATED DRIVEWAY & GARAGE
- CONSERVATORY & STUNNING GARDENS

Tenure: Freehold EPC Rating: C

offers over

£190,000



The property location map is not available at this time

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Property Ref:
HFX113332 - 0003

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Please note the marker reflects the postcode not the actual property