



**Nursery Grove, Halifax HX3 5SY**



**welcome to**

**Nursery Grove, Halifax**

A spacious three bedroom semi-detached property with lounge, dining room & kitchen to the ground floor. Located in Ovenden close to local amenities, schools and transport links. Externally the property offers a driveway and spacious front & rear gardens. Call us now to book your viewing!



### **Entrance Hallway**

Enter the property through a uPVC door to the front elevation where there is carpeted flooring, a ceiling light point, a central heating radiator.

### **Lounge**

13' 3" x 10' 9" ( 4.04m x 3.28m )

With a double glazed window to the front elevation, a central heating radiator and a ceiling light point. The lounge itself has carpeted flooring.

### **Dining Room**

8' 3" x 8' ( 2.51m x 2.44m )

Dining room with carpet flooring, a ceiling light point along with a central heating radiator and a double glazed window to the rear elevation.

### **Kitchen**

9' x 7' 10" ( 2.74m x 2.39m )

Fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with tiled splashbacks. There is a uPVC door to the side elevation, a double glazed window to the rear elevation and a strip light. With an oven & electric hob, vinyl flooring and the house boiler is located in the kitchen.

### **First Floor Landing**

With a double glazed window to the side elevation, a ceiling light point and carpeted flooring. The loft is also accessible from the first floor landing.

### **Bedroom One**

11' 4" x 9' 3" ( 3.45m x 2.82m )

Double bedroom with a central heating radiator, a ceiling light point and a double glazed window to the rear elevation. The bedroom itself has carpeted flooring.

### **Bedroom Two**

10' 2" x 8' 4" ( 3.10m x 2.54m )

With a double glazed window to the rear elevation, a ceiling light point, a central heating radiator and carpeted flooring.

### **Bedroom Three**

6' 9" x 5' 8" ( 2.06m x 1.73m )

Benefitting from over stairs storage space with carpeted flooring, a ceiling light point, a central heating radiator and a double glazed window to the front elevation.

### **House Bathroom**

The house bathroom comprises of a low flush w/c, wash hand basin and a panelled bath. There is a double glazed window to the rear elevation, eleven spotlights and tiled walls. The bathroom itself has vinyl flooring.

### **Externally**

Externally to the front of the property there is a driveway and a lawned garden. To the rear of the property, the spacious garden is paved and lawned with fencing.



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welcome to

## Nursery Grove, Halifax

- SEMI-DETACHED FAMILY HOME
- CLOSE TO LOCAL SCHOOLS & LOCAL AMENITIES
- CUL-DE SAC LOCATION
- NEWLY CARPETED THROUGHOUT
- DRIVEWAY & GARDENS

Tenure: Freehold EPC Rating: D

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113451 - 0004

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