

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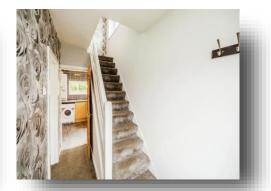
- SEMI-DETACHED FAMILY HOME
- **CLOSE TO LOCAL SCHOOLS & LOCAL AMENITIES**
- **CUL-DE SAC LOCATION**
- **NEWLY CARPETED THROUGHOUT**
- **DRIVEWAY & GARDENS**

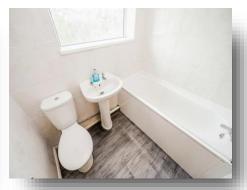
Tenure: Freehold EPC Rating: D

offers over

£160,000







Mags On Ramps Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113451



Property Ref: HFX113451 - 0004

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would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



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