



Gladstone View, Halifax HX3 9DH

welcome to

Gladstone View, Halifax

A three bedroom semi detached property situated in the highly desirable location of Siddal. Benefiting from spacious living accommodation throughout. Modern family bathroom, Driveway and with front and rear gardens. Call us now to book your viewing!



Lounge

13' 6" x 11' 4" (4.11m x 3.45m)

The lounge benefits from carpet flooring, ceiling light point, wall lights, DGW window to the front elevation, built in gas fire on marble hearth with mantle.

Kitchen/Diner

17' 6" x 11' 9" (5.33m x 3.58m)

The kitchen/diner benefits from laminate flooring, wall and base units, stainless sink and drainer, with wooden worktop over, cupboard underlights, ceiling spot lights, plumbing for washing machine, DGW to the rear elevation, DGW window to the side.

First Floor Landing

Bedroom One

14' 3" x 10' 2" (4.34m x 3.10m)

Bedroom one benefits from carpet flooring, ceiling light point, central heating radiator, DGW window to the front elevation.

Bedroom Two

11' 8" x 9' 7" (3.56m x 2.92m)

Bedroom two benefits from carpet flooring, gas central heating radiator, ceiling light point, DGW to side elevation.

Bedroom Three

7' 9" x 7' 8" (2.36m x 2.34m)

Bedroom three benefits from carpet flooring, ceiling light point, gas central heating radiator, DGW to the rear elevation.

Bathroom

The bathroom benefits from vinyl flooring, vanity sink unit, low flush WC, panelled bath with tiled wall and shower over, ceiling light point, DGW window to rear elevation.



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Gladstone View, Halifax

- THREE BEDROOM SEMI DETACHED PROPERTY
- SIDDAL LOCATION
- FRONT DRIVEWAY
- FRONT AND REAR GARDENS
- IDEAL FIRST TIME BUYER HOME

Tenure: Freehold EPC Rating: D

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113585 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) 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 will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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