



**Watkinson Drive, Halifax HX2 9DE**

**welcome to**

**Watkinson Drive, Halifax**

A two-bedroom semi-detached property in Halifax which offers great family accommodation. Close to local amenities and benefits from a flagged and pebbled driveway with good sized gardens to the rear of the property & conservatory. Contact us now to book your viewing!



### **Entrance Hall**

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC door to the front elevation.

### **Lounge**

13' 3" x 11' 6" ( 4.04m x 3.51m )

The lounge comprises of carpeted flooring, ceiling light point, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

### **Kitchen**

14' 5" x 7' 6" ( 4.39m x 2.29m )

The kitchen comprises of laminate flooring, ceiling light point, UPVC door leading to the conservatory with a UPVC double glazed window to the rear elevation, wall and base units, with worktop over, integrated oven with induction hob and extractor hood over,

### **Conservatory**

10' 4" x 9' 8" ( 3.15m x 2.95m )

The conservatory comprise of carpet flooring, ceiling light point, gas central heating radiator, UPVC door to the side elevation with UPVC double glazed windows.

### **Landing**

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to side elevation.

### **Bedroom One**

11' 11" max x 11' 7" max ( 3.63m max x 3.53m max )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

### **Bedroom Two**

9' 4" x 8' 9" max ( 2.84m x 2.67m max )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of vinyl flooring, tiled walls, low level W/c, pedestal wash basin panelled bath with shower over, UPVC double glazed window to the rear elevation.

### **Externally**

Externally the property benefits from a paved and pebbled driveway and to the rear of the property there is a conservatory, paved and lawned garden with shrubbery ideal for sitting out during the summer months.



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welcome to

## Watkinson Drive, Halifax

- TWO BEDROOM SEMI-DETACHED PROPERTY
- DRIVEWAY & GARDEN
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113696 - 0003

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