



Waindale Close, Halifax, HX2 0UL

welcome to

Waindale Close, Halifax

A beautiful three bedroom semi-detached bungalow with ample off-road parking & Detached Garage. The property benefits from Stunning views to the rear, Solid wooden flooring throughout & Conservatory. Call us now to book your viewing!



Entrance Hall

The entrance hall comprises of oak flooring, ceiling light point, electric heater, wood door to front elevation.

Lounge

18' 5" max x 11' 9" (5.61m max x 3.58m)

The lounge comprises of oak flooring, ceiling light point, fitted gas fire, French doors leading out to the rear elevation.

Kitchen

11' 7" x 10' 1" (3.53m x 3.07m)

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, gas hob and fitted oven, UPVC double glazed window to the to the front elevation.

Conservatory

9' 6" x 5' 5" (2.90m x 1.65m)

The conservatory comprises of tiled flooring, glass door to the front elevation, UPVC double glazed windows.

Bedroom One

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom one comprises of oak flooring, ceiling light point, electric heater, fitted wardrobes, french door leading to conservatory.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

Bedroom two comprises of oak flooring, ceiling light point, electric storage heater, sliding door to rear elevation.

Bedroom Three

6' 11" x 6' 10" (2.11m x 2.08m)

Bedroom three comprises of oak flooring, ceiling light point, electric storage heater, UPVC double glazed window to the side elevation.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling light point, UPVC double glazed window to the side elevation, low level W/C, pedestal wash basin, paneled bath with shower over.



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welcome to

Waindale Close, Halifax

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- EXTENSIVE OFF ROAD PARKING
- DETACHED GARAGE WITH UP AND OVER DOOR
- GARDENS FRONT & REAR WITH STUNNING VIEWS
- CLOSE TO LOCAL AMENITIES & LOCAL SCHOOLS

Tenure: Freehold EPC Rating: E

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114184 - 0008

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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