



**Park Nook, HALIFAX, HX3 9TT**



**welcome to**

**Park Nook, HALIFAX**

Stunning three bedroom semi-detached character family home, Offers Over £385,000 which offers excellent well presented accommodation. Benefitting from ample off street parking, large garden and stunning far reaching views. Accommodation which may suit a family.



### Entrance Porch

The property may be accessed through a wood door with tiled floor and window.

### Living Room

17' 2" x 13' ( 5.23m x 3.96m )

Spacious well presented living room boasting exposed ceiling beams, a gas fire, double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring and provides space for free standing furniture.

### Dining Room

13' x 8' 9" ( 3.96m x 2.67m )

With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. With exposed beams, carpeted flooring and provides space for dining furniture.

### Kitchen/Diner

17' 2" x 13' ( 5.23m x 3.96m )

Good sized well presented kitchen/diner with an extensive range of wall & base units, worksurfaces incorporating a sink & drainer with a mixer tap and tiled splashbacks. There is a double glazed window & wood door to the front elevation, double glazed window to the rear elevation, two ceiling light points and gas central heating radiator. Boasting exposed beams, a wood floor, a multi-fuel stove and fitted dining area with bench seating.

### First Floor Landing

With carpeted flooring, ceiling light point. With exposed beams and access to the loft.

### Bedroom One

15' 6" x 13' 6" ( 4.72m x 4.11m )

Double bedroom with two double glazed windows to the front elevation, vaulted ceiling and exposed beams and ceiling light point. The bedroom itself has carpeted flooring and benefits from fitted storage space.

### Bedroom Two

13' 9" x 8' 5" ( 4.19m x 2.57m )

Bedroom two also a double bedroom with two velux windows, two double glazed windows to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

### Bedroom Three

14' x 9' 5" ( 4.27m x 2.87m )

Double bedroom with carpeted flooring, gas central heating radiator and ceiling light point. With exposed beams, vaulted ceiling and a double glazed window to the front elevation.

### Family Bathroom

The modern family bathroom comprises of a four piece suite which includes low level wc, pedestal wash hand basin, roll top bath & shower unit. There is a double glazed single window to the side elevation, ceiling light point and gas central heating towel rail. The bathroom itself has tiled walls & floors.

### Externally

The property is accessed through double gates which open to the block paved driveway which provides off street parking for multiple vehicles. There is a paved courtyard with seating, flowerbeds and there is also three storage sheds which would be ideal for extra storage space. There is also a workshop, outhouse with glass panel windows and an allotment.



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## Park Nook, HALIFAX

- \*\*\*OFFERS OVER £385,000\*\*\*
- STUNNING THREE BEDROOM CHARACTER PROPERTY
- SPACIOUS FAMILY LIVING FINISHED TO A HIGH STANDARD
- OFF STREET AMPLE PARKING WITH GOOD SIZED GARDENS AND ON-SITE ALLOTMENT
- SITUATED IN A POPULAR LOCATION WITH STUNNING FAR REACHING VIEWS

Tenure: Freehold EPC Rating: Awaited

offers over  
**£385,000**



This floor plan is for illustrative purposes only it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No advice is given. They cannot be used as a basis for any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection. Powered by www.houseagent.com



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Property Ref:  
HFX114190 - 0004

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