



Ambler Grove, HALIFAX, HX2 9TR

welcome to

Ambler Grove, HALIFAX

Stunning three bedroom detached property situated in Holmfield, Offers Over £350,000 which could be a four bedroom if desired. Situated close to good school, amenities and transport links with access to the town centre. This beautiful property could be ideal for growing families.



Entrance Hall

Enter the property through a composite door into the entrance hall where there is carpeted flooring, ceiling light point and providing access to the office and kitchen/diner.

Lounge

15' 3" x 11' 6" (4.65m x 3.51m)

Spacious well presented lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. With a built in gas fire & surrounding fireplace and the lounge itself has carpeted flooring.

Kitchen

20' x 16' 11" (6.10m x 5.16m)

Stunning & presented to an excellent standard is the spacious extended kitchen with an extensive range of wall & base units, worksurfaces over incorporating a sink & drainer with mixer tap. With a double oven, five ring gas hob with extractor hood. Integrated appliances include fridge freezer, washing machine and dishwasher. There are ceiling spotlights, three velux windows, double glazed window, gas central heating radiator and French doors which provide access to the rear garden. The kitchen itself has LVT flooring.

Dining Room

13' 5" x 7' 4" (4.09m x 2.24m)

Dining room with LVT flooring, ceiling spotlights and gas central heating radiator. There is a double glazed window to the rear elevation, media wall and the dining room provides ample space for dining furniture.

First Floor Landing

With carpeted flooring, ceiling light point, gas central heating radiator and a storage cupboard. Providing access to the first floor accommodation and the loft is also accessible from the first floor landing.

Bedroom One

11' 4" x 9' 11" (3.45m x 3.02m)

Double bedroom with a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom benefits from fitted wardrobes, has carpeted flooring and a door which provides access to the en-suite.

En-Suite

The en-suite comprises of a low level wc, wash hand basin with vanity unit and a shower. With ceiling spotlights, gas central heating towel rail and the en-suite itself is partially tiled.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom two also a double bedroom with a gas central heating radiator, ceiling light point and a double glazed window to the front elevation. The bedroom has carpeted flooring and benefits from fitted wardrobes.

Bedroom Three

8' 7" x 7' 3" (2.62m x 2.21m)

With wood laminate flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

Family Bathroom

The family bathroom comprises of a three piece suite which includes a low level wc, wash hand basin and panelled bath with shower attachment. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bathroom itself is partially tiled and has vinyl flooring.

Office/Bedroom Four

13' 11" x 7' 10" (4.24m x 2.39m)

Converted garage which is now been used by the current vendors as an office/study room which could also be a fourth bedroom if desired.

Externally

The front of the property has a double driveway which provides off street parking for two cars and a well-maintained lawn. To the rear is a good sized lawned and paved garden with a shed and is also fenced for privacy There is also an outside tap to the rear. There are double outdoor electrical sockets to the front of the house and to the rear of the property. The garden would be great for enjoying the summer months.



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welcome to

Ambler Grove, HALIFAX

- ***OFFERS OVER £350,000***
- EXTENDED THREE/FOUR BEDROOM DETACHED PROPERTY SITUATED IN A POPULAR LOCATION
- OFFERING MODERN & SPACIOUS FAMILY LIVING ACCOMMODATION THROUGHOUT
- WELL MAINTAINED REAR GARDEN & OFF STREET PARKING
- IDEAL FOR GROWING FAMILIES

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114412 - 0006

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