

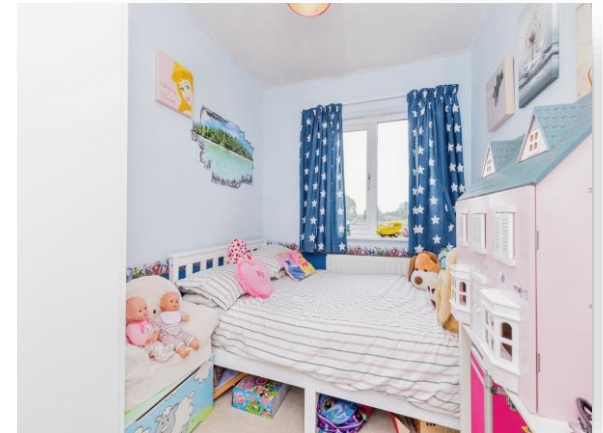


Ambler Grove, Halifax HX2 9TR

welcome to

Ambler Grove, Halifax

Offering great spacious family living accommodation is this three-bedroom detached property, Offers Over £365,000 which could be ideal for growing families. Benefiting from good sized gardens, off street parking and is situated in a popular residential area. Contact us now to book your viewing!



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light points, gas central heated radiator.

Lounge

15' 11" x 10' 10" (4.85m x 3.30m)

The lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, UPVC double glazed window to the front elevation.

Dining Room

The dining room comprises of laminate flooring, ceiling light points, UPVC double glazed window to the rear elevation.

Occasional Room

The room comprises of carpet flooring, ceiling light point, electric heater, fitted wardrobe, door leading to garden, UPVC double glazed window to the rear elevation.

Kitchen

18' 4" x 10' 5" (5.59m x 3.17m)

The kitchen comprises of vinyl flooring, ceiling spotlights, drop down lights, under cupboard lighting, matching wall and base units with work top over, integrated appliances, breakfast bar, electric oven with extractor over,

Utility

13' 1" x 7' 5" (3.99m x 2.26m)

The utility comprises of laminate flooring, ceiling spotlights, gas central heated towel rail.

Study

7' 7" x 7' 5" (2.31m x 2.26m)

The study comprises of carpet flooring, ceiling light point, electric heaters.

Extension

12' 6" x 7' 5" (3.81m x 2.26m)

The extension comprises of laminate flooring, ceiling light points and spotlights, UPVC double glazed windows with a Velux window, and a solid insulated roof.

Low Level W/C

The lower ground W/C comprises of vinyl flooring, tiled walls, low level W/C, fitted vanity unit with wash basin, chrome gas central heated towel rail.

Landing

The landing comprises of carpet flooring, ceiling light point, hatch door leading to loft.

Bedroom One

13' 3" x 12' 10" (4.04m x 3.91m)

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

En-Suite

3' 2" x 7' (0.97m x 2.13m)

The en-suite comprises of vinyl flooring, tiled walls, low level W/C, wash hand basin, fully fitted shower, UPVC double glazed window to the side elevation.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)

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

Bedroom Three

10' 10" x 6' 11" (3.30m x 2.11m)

Bedroom three 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, ceiling light point, chrome gas central heated towel rail, fitted vanity unit with hand wash basin, low level W/C, Bluetooth mirror, fully fitted shower, storage cupboard with fitted boiler, UPVC double glazed

window to the front elevation.

Loft Space

The loft is partially boarded and insulated.

Externally

Externally the property benefits from a lawned garden and driveway and there are outside electric power points, electric car charging point, external mains tap. To the rear the garden is AstroTurf and there are two fully insulated outbuildings.

Low Level W/C

The lower ground W/C comprises of vinyl flooring, tiled walls, low level W/C, fitted vanity unit with wash basin, chrome gas central heated towel rail UPVC double glazed window to the front elevation.



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welcome to

Ambler Grove, Halifax

- ***OFFERS OVER £365,000***
- THREE BEDROOM DETACHED PROPERTY
- MODERN & PRESENTED TO A GREAT STANDARD THROUGHOUT
- OFF STREET PARKING & GOOD-SIZED REAR GARDEN
- IDEAL FOR GROWING FAMILIES

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114449 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk