



Chester Road, Halifax, HX3 6LS

welcome to

Chester Road, Halifax

Offering excellent family accommodation is this four bedroom property in Boothtown, Price £200,000 which could be ideal for growing families. Extended to the rear benefitting from a utility room, ground floor shower room & spacious living throughout. Contact us now to view.



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is wood flooring, gas central heating radiator and ceiling light point.

Lounge

12' 11" x 12' 10" (3.94m x 3.91m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. With a gas fire & surrounding fireplace, carpeted flooring and the lounge provides ample space for free standing furniture.

Kitchen/Diner

19' 3" max x 13' 7" max (5.87m max x 4.14m max)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. there are two double glazed windows to the rear elevation, ceiling spotlights and ceiling light point. With an oven & induction hob with extractor hood over, electric fire & surrounding fireplace and the kitchen itself has tiled flooring and a dining area which has wood flooring and provides ample space for dining furniture if desired.

Utility Room

9' 5" x 6' 2" (2.87m x 1.88m)

Handy & practical utility room with French doors to the rear, velux window and tiled flooring. With ceiling spotlights and plumbing for a washing machine and tumble dryer.

Shower Room

Located on the ground floor is a shower which includes a back to wall wc, wash hand basin with vanity unit and shower. With a velux window, ceiling spotlights and the shower room is fully tiled.

First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

Bedroom One

13' 2" x 12' 11" (4.01m x 3.94m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and a wall light. The bedroom itself has carpeted flooring and a door which leads to the en-suite.

En-Suite

The en-suite comprises of a three piece suite which includes a back to wall wc, wash hand basin with vanity unit and a shower. There is a frosted double glazed window to the rear elevation, ceiling spotlights and the en-suite itself is fully tiled.

Bedroom Two

17' 7" max x 14' 2" (5.36m max x 4.32m)

Located on the second floor is bedroom two with a velux window, gas central heating radiator and ceiling light point. The bedroom benefits from storage space, has laminate flooring and locates the house boiler.

Bedroom Three

13' 1" x 12' 11" (3.99m x 3.94m)

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

Bedroom Four

7' 5" x 5' 10" (2.26m x 1.78m)

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

Shower Room

The shower room comprises of a three piece suite which includes a back to wall wc, wash hand basin with vanity unit and a shower. There is a gas central heating towel rail, ceiling spotlights and the shower room itself is fully tiled.

Externally

The front of the property provides on street parking and a paved yard which is gated access and to the rear is also a paved yard.



view this property online williamhbrown.co.uk/Property/HFX114811



welcome to

Chester Road, Halifax

- EXTENDED TO THE REAR
- OFFERING SPACIOUS FAMILY LIVING WITH FRONT & REAR YARDS
- THREE BATHROOMS & FOUR BEDROOMS
- IDEAL FOR GROWING FAMILIES
- WITHIN CLOSE PROXIMITY TO SCHOOLS & AMENITIES

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

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114811



Property Ref:
HFX114811 - 0004

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.

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.



william h brown



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk