



Central Park, Halifax, HX1 2BT

william
h brown

welcome to

Central Park, Halifax

Three bedroom detached property which could be ideal for growing families. Situated in a great location of Halifax marketed at a price of £299,000 offering spacious living accommodation with a large private rear garden and off-street parking. Contact us now to view!



Entrance Hall

Enter the property to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and gas central heating radiator. The entrance hall provides access to the ground floor accommodation and stairs to the first floor.

Lounge/Diner

26' 1" x 11' 7" (7.95m x 3.53m)

Lounge/diner with a window to the front elevation, two gas central heating. There is a gas fire with marble surround, three wall lights and carpeted flooring. The dining area has vinyl flooring, a ceiling light point, and double doors leading to the conservatory, providing space for dining furniture.

Kitchen

10' 6" x 6' 10" (3.20m x 2.08m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. There is a sliding window to the rear elevation which looks into the conservatory and gives serving access, double ceiling light point and gas central heating radiator. With an electric oven and four ring gas hob, integrated fridge freezer, dishwasher and a large under stairs storage cupboard. The kitchen itself has wooden flooring.

Conservatory

16' x 8' 9" (4.88m x 2.67m)

Built with wood and glass and accessed from the dining area, the conservatory has double doors which lead outside to the rear garden, gas central heating radiator and carpeted flooring. The conservatory would be great for relaxing and has a delightful aspect overlooking the beautiful garden at the rear of the property.

First Floor Landing

With carpeted flooring and a frosted window to the side elevation. The landing provides access to the first-floor accommodation.

Bedroom One

12' 8" x 9' (3.86m x 2.74m)

Double bedroom with a large window to the front elevation and gas central heating radiator. The bedroom itself has carpeted flooring and benefits from fitted mirrored wardrobes.

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)

Bedroom two also a double bedroom with carpeted flooring, ceiling light point gas central heating radiator and a large window to the rear elevation above the conservatory.

Bedroom Three

8' 7" x 5' 9" (2.62m x 1.75m)

With carpeted flooring, gas central heating radiator and window to the front elevation. There are wall lights and the bedroom benefits from a built cupboard storage which would be ideal for extra storage space.

Shower Room

The shower room comprises of a modern three-piece suite which includes a low level wc, wash hand basin with vanity unit and a shower. There is a frosted window to the rear elevation, ceiling light point and gas central heating towel rail. The shower room itself has vinyl flooring.

Externally

To the front of the property there is a small lawned area with a driveway which provides off street parking for up to three cars leading to a garage with access to the rear garden. A path also leads to the rear where there is a large enclosed traditional & picturesque private garden with mature trees, shrubbery and flowerbeds. The garden has lawned areas and is partially flagged with a shed with space for garden furniture if desired. This is a fabulous garden for outdoor enjoyment.



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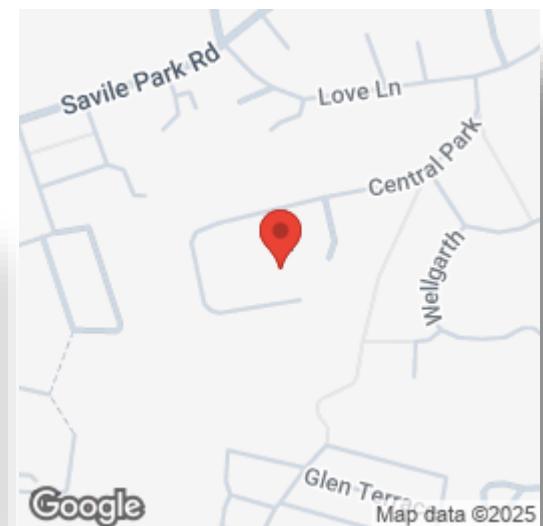
welcome to

Central Park, Halifax

- ***PRICE £299,000***
- GARAGE & DRIVEWAY PROVIDING OFF STREET PARKING
- PREMIUM LOCATION CLOSE TO HALIFAX TOWN CENTRE & LOCAL AMENITIES
- THREE BEDROOM DETACHED PROPERTY IDEAL FOR GROWING FAMILIES
- CONSERVATORY & PRIVATE LARGE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D



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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.



Property Ref:
HFX114841 - 0006

 william h brown



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk