

Grove Edge, Halifax HX3 5RA

welcome to

Grove Edge, Halifax

This three bedroom mid --terraced property located in Halifax which is close to local amenities and transport links. This would make an ideal family home and has been recently renovated to a high standard. Call now to book your viewing.

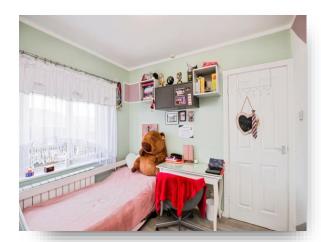












Lounge

14' 1" x 11' 9" (4.29m x 3.58m)

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

Kitchen / Diner

17' x 9' 1" (5.18m x 2.77m)

The kitchen comprises of laminate flooring, modern gas central heating radiator, matching wall and base units with work top over, AEG hob and oven, integrated microwave, composite door to the rear and a UPVC double glazed window to the rear.

Landing

The landing comprises of laminate flooring, ceiling light point, loft access.

Bedroom One

10' 9" x 9' 5" (3.28m x 2.87m)

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Bedroom Three

8' x 7' 5" (2.44m x 2.26m)

Bedroom three comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling spotlights, gas central heated towel rail, panelled bath with shower over, fitted vanity unit with wash basin, back to wall W/c, UPVC double glazed window to the front.

Loft Room

The loft room is boarded and has plenty of storage

space.

Externally

Externally the property benefits from a paved and lawned garden to the front and to the rear there is a pergola with a seating area, lawned area and a garden shed.





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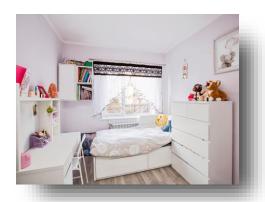
- THREE BEDROOM MID TERRACED PROPERTY
- RECENTLY RENOVATED
- MARKETED AT OFFERS OVER £130,000
- GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114993



Property Ref: HFX114993 - 0005 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.







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