



Myrtle Drive, Halifax, HX2 8HQ

welcome to

Myrtle Drive, Halifax

A three bedroom semi-detached property locate in the Halifax area, offers over £180,000. Which would be ideal for a first time buyer and benefits from gas central heating and double glazing throughout. Close to popular schools and local amenities. Call now to book your viewing!



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Lounge

14' 10" x 11' 5" (4.52m x 3.48m)

The lounge comprises of carpet flooring, ceiling light point, wall lights, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

Kitchen/Diner

22' 5" x 8' 1" (6.83m x 2.46m)

The kitchen/diner comprises of vinyl flooring and carpet flooring, ceiling light points, matching wall and base units with work top over, double oven with hob, integrated fridge and freezer, UPVC double glazed window to the rear, UPVC door to the side,

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side.

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

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

Bedroom Two

15' x 8' 6" (4.57m x 2.59m)

Bedroom two comprises of carpet flooring, ceiling light point, UPVC double glazed window to the rear.

Bedroom Three

9' 5" x 8' 1" (2.87m x 2.46m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to front and side.

Bathroom

The bathroom comprises of laminate flooring, tiled walls, ceiling light point, gas central heating radiator, pedestal wash basin, low level W/c, fully fitted walk in shower.

Externally

Externally the property benefits from a lawned and a gated driveway to the front and to the rear there is a large, paved garden.



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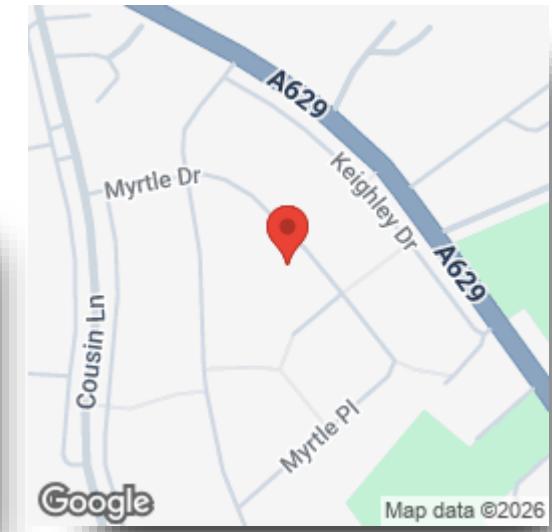
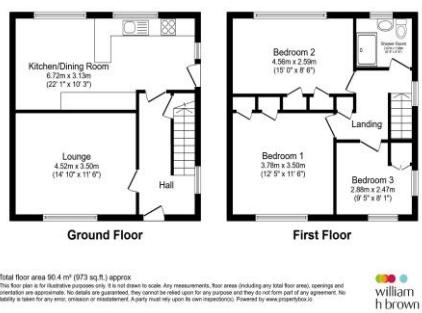
- THREE BEDROOM SEMI-DETACHED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- OFFERS OVER £180,000
- GATED DRIVEWAY AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£180,000



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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.



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