



**Natty Fields Close, HALIFAX HX2 9DJ**



**welcome to**

**Natty Fields Close, HALIFAX**

Tucked away in a quiet cul-de-sac, this well-presented home offers modern, comfortable living in a popular residential area. Featuring bright and spacious accommodation, a contemporary kitchen, and a private garden, the property is ideal for first-time buyers, young families.



### Entrance Porch

The entrance porch comprises of vinyl flooring, UPVC door to the side, UPVC double glazed window to the front.

### Lounge

16' 8" x 11' 9" ( 5.08m x 3.58m )

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

### Kitchen

11' 7" x 7' 11" ( 3.53m x 2.41m )

The kitchen comprises of vinyl flooring, tiled walls, gas central heating radiator, ceiling light point, matching wall and base units with work top over, fitted oven with gas hob, UPVC door to the rear, UPVC double glazed window to the rear.

### Bedroom One

11' 9" x 8' ( 3.58m x 2.44m )

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

### Bedroom Two

11' 8" x 7' 5" max ( 3.56m x 2.26m max )

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

### Loft Room

The loft room comprises of carpet flooring, Velux window, ceiling spotlights, electric radiator, storage.

### Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, pedestal wash basin, panelled bath with shower over, low level W/c, UPVC double glazed window to the side.

### Externally

Externally the property benefits from a driveway and lawned garden and to the rear and side there is a paved seating area and raised flower beds.

### Detached Garage

17' 2" x 9' 2" ( 5.23m x 2.79m )

The garage could be ideal for extra storage.



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## Natty Fields Close, HALIFAX

- TWO BEDROOM SEMI-DETACHED PROPERTY
- LOCATED IN THE POPULAR LOCATION OF ILLINGWORTH
- DRIVEWAY AND GARDENS
- DETACHED GARAGE
- CLOSE TO GOOD SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over.

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFH115103 - 0004

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