



**Ryburn View, Halifax, HX2 7JF**

**welcome to**

**Ryburn View, Halifax**

The property itself offers spacious accommodation throughout and briefly comprises of three bedrooms, bathroom, kitchen/diner, lounge, garden to three sides and integral double garage and driveway. This property is a must see to appreciate what is on offer!



### **Entrance Porch**

The property is accessed up four steps and through a uPVC double glazed door to the side of the property. The entrance porch has uPVC double glazed windows to the front and side elevation, wall lights and a door leading through to the entrance hall.

### **Lounge**

The lounge is spacious and neutral in design. Benefiting from a double glazed window the front, ceiling light point and central heating radiator.

### **Kitchen/ Diner**

The kitchen/diner is neutral in design and comprises of ample wooden base units with wood work surfaces, ceramic sink and drainer, ceiling spotlights, space/plumbing for appliances, integrated electric oven and hob with extractor hood above, double glazed windows to the rear, central heating radiator, door to the rear gardens and ample space for a dining table and chairs.

### **Bedroom One**

Bedroom one is a good sized double room that benefits from fitted wardrobes, double glazed window to the rear, ceiling light point and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

### **Bedroom Two**

Bedroom two is another double room that comprises of a double glazed window to the front, ceiling light point and central heating radiator.

### **Bedroom Three**

Bedroom three could be utilised as and at home office/guest room and comprises of a double glazed window to the front, ceiling light point and central heating radiator.

### **Bathroom**

The bathroom is a good size and modern in design. Benefiting from tiled flooring and walls, bath with shower overhead, wash hand basin with units below, w/c, heated towel radiator, ceiling spotlights and double glazed frosted window to the rear.

### **Additional/ External**

To the front is an integral double garage with up and over doors with ceiling light points and electrical outpoint's with driveway for two cars in front. Leading up the steps from the driveway you can access the decked and astroturfed areas at the front with beautiful south facing views, catching the sun all day creating the perfect space to enjoy the summer months. This overlooks a landscaped part of the garden with rockery and an array for shrubs and flora. To the rear is a tiered garden with steps leading up to a flagged seating area as well as a mix of beds with mature flora.



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## Ryburn View, Halifax

- Three Bedroom Detached Bungalow
- Gardens To Three Sides
- Integral Double Garage
- Well Presented Throughout
- Views Over The Valley

Tenure: Freehold EPC Rating: C

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SWB108184 - 0007

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