



21 HIGHFIELD GROVE EXLEY, HALIFAX

Situated in this highly desirable and much sought after residential location, lies this two bedroomed semi detached residence providing recently refurbished attractive accommodation. The property comprises an entrance hall, lounge with bay window, modern open plan fully fitted dining kitchen, integral garage with utility area, downstairs cloakroom, two double bedrooms, modern bathroom, gardens, uPVC double glazing and gas central heating. The property enjoys attractive panoramic views to the rear and provides excellent access to Halifax, Elland and the M62 motorway network. Very rarely does the opportunity arise to purchase a property in this this sought after location and as such an early appointment to view is strongly recommended.

Price Guide: £

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With uPVC double glazed window to the side elevation, one double radiator and a wooden floor.

From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising wash basin in vanity unit, and a low flush WC. One double radiator and a uPVC double glazed window to the side elevation.

From the Entrance Hall a door opens into the

LOUNGE 3.49m x 4.11m



With bay window to the front elevation incorporating uPVC double glazed units, feature fireplace with wood fire surround with marble inset and hearth incorporating coal effect living flame gas fire, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

OPEN PLAN DINING KITCHEN 5.29m x 3.35m narrowing to 2.72m

KITCHEN

Fitted with a range of modern wall and base units incorporating matching work surfaces, stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in glazed and stainless-steel canopy above, fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a uPVC double glazed window to the rear elevation enjoying attractive open views.



DINING AREA



With uPVC double glazed French doors opening onto the rear flagged patio and enjoying the superb panoramic views this property provides, modern vertical radiator, inset spotlight fittings to the ceiling and a wood floor.

From the Kitchen area a uPVC double glazed side entrance door opens to the

INTEGRAL GARAGE & UTILITY ROOM 5.29m x 2.24m

With double garage doors, power and light, two uPVC double glazed windows to the side elevation, one double radiator, and plumbing for an automatic washing machine. The garage houses the Ideal Instinct central heating boiler, and has a uPVC double glazed window to the front elevation and a rear entrance door.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, access to the loft and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM ONE 4.44m x 3.50m



With uPVC double glazed window to the front elevation, cornice to ceiling, door to cupboard providing useful storage facilities, one double radiator and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 3.47m x 3.26m



This second double bedroom has a uPVC double glazed window to the rear elevation enjoying attractive opens views, cornice to ceiling, one double radiator and a fitted carpet. From the Landing a door opens to the

BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit, low flush WC and panelled bath with shower unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator and an extractor fan.

GENERAL

The property is constructed of stone and brick and surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band B.

EXTENAL



To the front of the property there is a block paved drive providing off road parking facilities and access to the garage. To the rear of the property there is a larger enclosed two-tiered garden with flagged patio area and enclosed lawn with mature plants and shrubs.



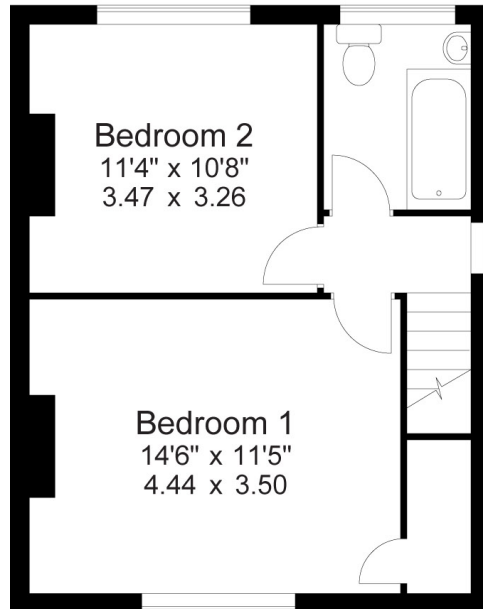
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

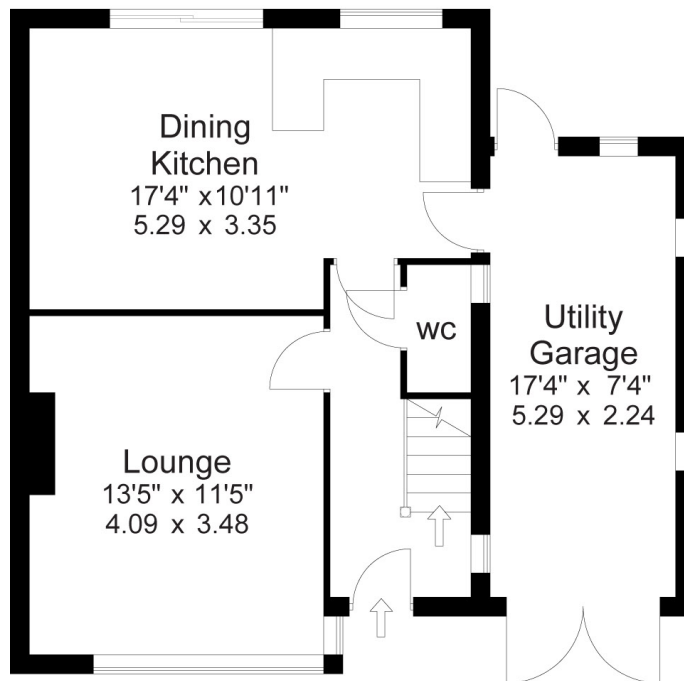
DIRECTIONS

Sat Nav HX5 OSP

Approx Gross Floor Area = 918 Sq. Feet
= 85.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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