



## 9 BRICKFIELD GROVE HOLMFIELD

Situated in this extremely convenient and popular residential location lies this three bedroomed semi-detached property providing ideal family accommodation. The property briefly comprises an entrance hall, utility room, storeroom, lounge, modern fitted dining kitchen, conservatory, three good sized bedrooms, bathroom, gardens to front and rear, uPVC double glazing and gas central heating. The property is bordering and enjoys views over Beechwood Park and provides excellent access to the local amenities of Holmfield, including outstanding schools, as well as easy access to Halifax town centre. Very rarely does the opportunity arise to purchase a three bedroomed semi-detached property in this sought after location and as such an early appointment to view is strongly recommended.

Price Guide: O/A £175,000

The uPVC double glazed front entrance door opens into the

### ENTRANCE HALL

With inset spotlight fittings, door to cupboard with fitted shelves, one modern radiator and a parquet floor.

From the Entrance Hall a door opens into the

### UTILITY ROOM 1.97m x 1.40m

With low flush WC, built-in work surface with stainless steel sink unit, plumbing for an automatic washing machine and space for tumble dryer. The utility room is fully tiled and has a uPVC double glazed window to the front elevation and a tiled floor.

From the Entrance Hall a door opens into the

### LOUNGE 3.48m x 3.82m



With uPVC double glazed window to the front elevation, wall mounted TV fittings, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

### DINING KITCHEN 6.57m x 2.66m

### KITCHEN AREA



Being fully fitted with a range of modern white wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above with fan assisted oven and grill beneath and plumbing for an automatic dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed window to the rear elevation enjoying a garden outlook and a uPVC double glazed rear entrance door.

### DINING AREA



Parquet floor, one double radiator, built-in cupboards, and wall mounted TV fittings.

From the Dining Area uPVC double, glazed French doors open to the

### CONSERVATORY 3.03m x 2.32m



With uPVC double glazed windows to three elevations and French doors opening onto the rear garden.

From the Entrance Hall a spindled staircase with fitted carpet leads to a

### HALF LANDING

With uPVC double glazed window to the side elevation and stairs continuing to the

### FIRST FLOOR LANDING

With fitted carpet, door to cupboard housing the combination boiler.

From the Landing a door opens to

### BEDROOM THREE 2.98m x 2.31m

This third double bedroom has uPVC double glazed window to the front elevation, wall mounted TV fittings, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO 3.52m x 3.19m



This second double bedroom has a uPVC double glazed window to the front elevation with an attractive view, one single radiator and a fitted carpet. Access to the loft space which is partially boarded and fully insulated.

From the Landing a door opens to

### BEDROOM ONE 3.52m x 3.28m including wardrobes.



With uPVC double glazed window to the rear elevation,

sliding doors to built-in wardrobes to one wall with cupboard space to one side housing the computer server. One single radiator and a fitted carpet.

From the Landing a door opens to the

### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation and a matching tiled floor. Door to cupboard with fitted shelves and door to further store cupboard again with fitted shelves.

### GENERAL

The property is constructed of brick and is surmounted with a tiled 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 (controlled by Google Nest Thermostat). The property has hardwired internet ports in the dining area, and bedrooms 2 and 3. This is currently connected via cat6 and switch unit. The property has a security alarm system which was recently serviced in Nov 2023. The property is freehold and is in council tax band B

### EXTERNAL



To the front of the property there is a flagged patio area with garden and path leading to the front entrance door. To the side of the property there is a flagged path with metal storage unit providing excellent storage facilities. To the rear of the property there is a larger enclosed garden with a large flagged patio entertaining area, a lawn and an external water tap. There is shared parking available, and the present owners utilise 2 spaces.

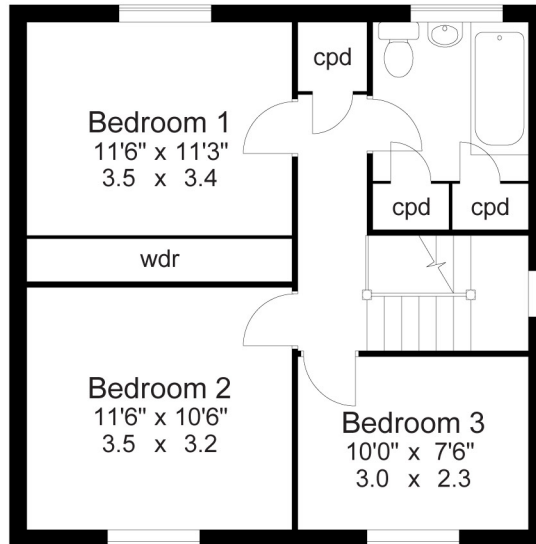
### TO VIEW

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

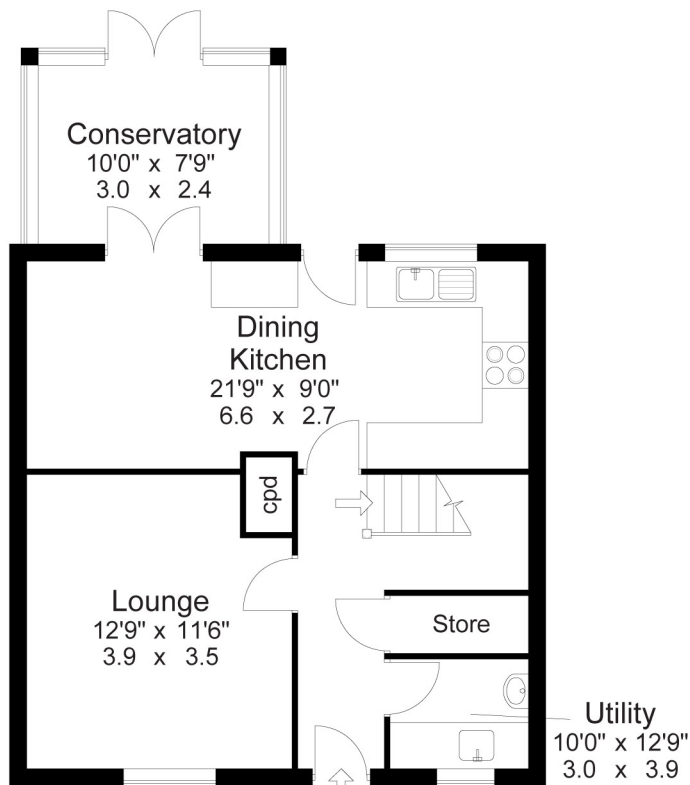
### DIRECTIONS

Sat Nav HX2 9AZ

Approx Gross Floor Area = 1034 Sq. Feet  
= 96.1 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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