



2 Hebble View, Siddal, Halifax, HX3 9LT

£1,200

- : Popular & Convenient Location
- : Semi Detached family Home
- : Easy Access to Halifax Town Centre & M62
- : Bedroom One with En Suite & Balcony
- : Bond 1300
- : Attractive Unfurnished Accommodation
- : 4 Bedrooms & 2 Bathrooms
- : Off Road Parking
- : No Smokers, No Pets
- : Viewing Essential

2 Hebble View, Halifax HX3 9LT

Situated in this extremely convenient and popular residential location lies this semi-detached residence providing unfurnished family accommodation. The property briefly comprises an entrance hall, downstairs cloakroom, modern fitted kitchen, lounge, four bedrooms (bedroom one with en suite shower room and balcony), family bathrooms, garden, off road parking, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Siddal as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking Manchester, Bradford and Leeds. An internal inspection is strongly recommended to fully appreciate the accommodation provided and early viewing is essential to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

With inset spotlight fittings, one double radiator, laminate wood floor.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising hand wash basin and low flush W/C, chrome heated towel rail/radiator, fitted shelves and the Worcester combination boiler.

From the Entrance Hall a door opens into the

KITCHEN

6'9" x 13'7"

With fitted wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring hob with extractor in canopy above and fan assisted electric oven and grill beneath, integrated fridge freezer and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, inset spotlight fittings and a tiled floor.

From the Kitchen through to the

LOUNGE

15'2" x 11'5"

With sliding patio doors to the rear elevation, inset spotlight fittings to the ceiling, one double radiator, one TV point and a laminate wood floor. Door to the Entrance Hall.

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

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush W/C and panelled bath with rainfall shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the front elevation, inset spotlight fittings and a chrome heated towel rail/radiator.

From the Landing a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With fitted carpet, from the Landing a door opens into

BEDROOM FOUR

6'10" x 8'6"

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

13'8" x 8'1"

With uPVC double glazed window to the rear elevation, one double radiator, TV point and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE

8'0" x 11'5"

With uPVC double glazed window to the front elevation, one telephone point, one TV point, one double radiator and a fitted carpet.

From the Landing a door opens to

SECOND FLOOR LANDING

With fitted carpet. From the Landing door to

BEDROOM ONE

11'10" x 13'1"

With uPVC double glazed French doors opening onto a balcony, one double radiator, one TV point, one telephone point and a fitted carpet. Door to cupboard providing useful storage facilities.

From the Bedroom a door opens to

STORE CUPBOARD

With fitted carpet.

From the bedroom a door opens to the

EN SUITE SHOWER ROOM

With modern white three piece suite comprising hand wash basin in vanity unit, low flush W/C and shower cubicle, Velux double glazed skylight window, chrome heated towel rail/radiator. The en suite is fully tiled and has inset spotlight fittings to the ceiling and an extractor fan.

From the Bedroom a door opens to a

WALK IN WARDROBE

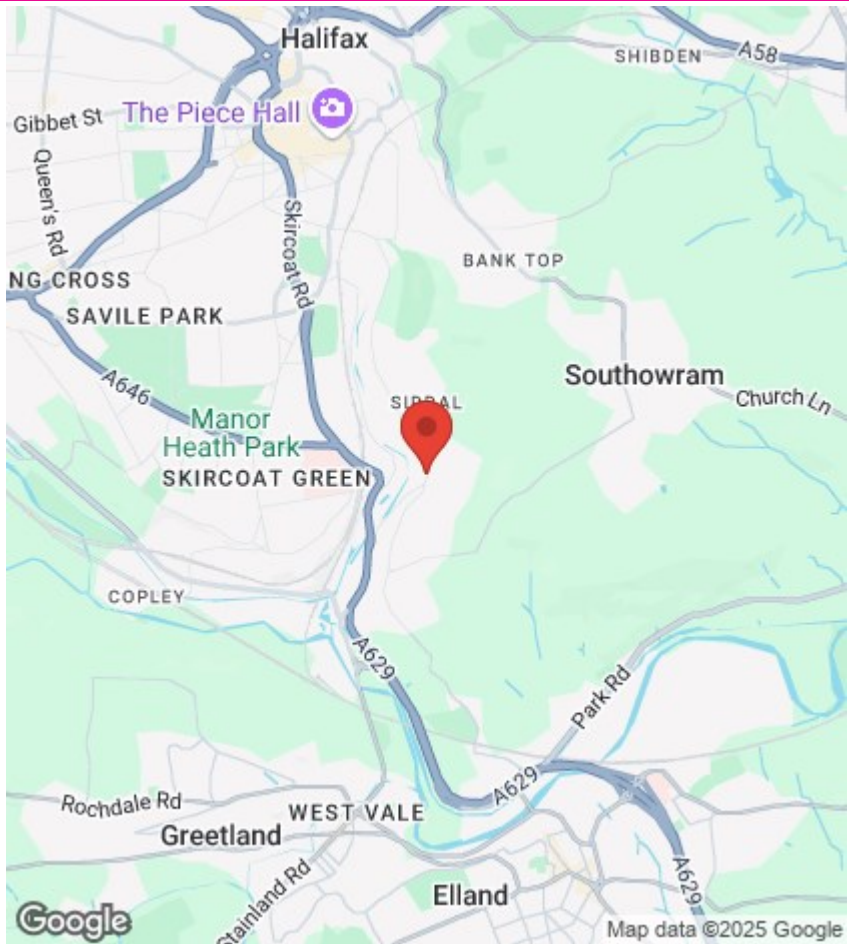
Velux double glazed skylight window, fitted carpet and door to further storeroom.

GENERAL

The property 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 is in council tax band C

EXTERNAL

To the side of the property there is off road parking, to the rear there is a flagged patio.



Directions

SAT NAV HX3 9LT

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	