



30 Crestfield Drive., Halifax, HX2 7HG

Offers In The Region Of £239,995

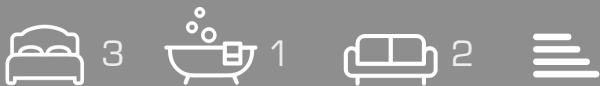
- : Popular & Convenient Location
- : 3 Bedroomed Semi Detached Family Home
- : Through Lounge & Dining Area
- : Conservatory
- : Realistically Priced
- : Superb Panoramic Views
- : 2 Garages & Gardens
- : Modern Kitchen & Bathroom
- : Easy Access to Sowerby Bridge & Halifax Town centre
- : Viewing Strongly Recommended

30 Crestfield Drive., Halifax HX2 7HG

Situated in this desirable and extremely convenient residential location lies this three-bedroom semi-detached property, providing family accommodation. The property briefly comprises an entrance hall, lounge, dining room, modern fitted kitchen, conservatory, three bedrooms, bathroom, gardens, 2 garages, UPVC double glazing, and gas central heating.

The property enjoys breath-taking panoramic views from its slightly elevated and commanding position and benefits from excellent access to the local amenities of Pye Nest, Sowerby Bridge, and King Cross, as well as easy access to Halifax Town Centre and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

The property is being offered for sale at this realistic asking price, and as such an early appointment to view is strongly recommended.



Council Tax Band: B



ENTRANCE HALL

With one single radiator and a fitted carpet.

From the entrance hall, a door opens into the:

LOUNGE

15'4" x 12'0"

With feature fireplace incorporating wood fire surround, marble inset and hearth, and coal-effect living flame gas fire. UPVC double-glazed French doors with windows to either side open onto a south west facing terraced area above the single garage. Cornice ceiling with matching dado rail, one single radiator, one TV point, and a fitted carpet.

From the lounge, through to the:

DINING ROOM

10'8" x 8'0"

With cornice ceiling and matching dado rail, one single radiator, and a fitted carpet. UPVC double-glazed French doors open into the:

CONSERVATORY

8'7" x 9'10"

With UPVC double-glazed windows to three elevations and side door opening onto the rear garden. Electric wall-mounted heater and fitted carpet.

From the dining area, a door opens into the:

MODERN FITTED KITCHEN

10'11" x 6'11"

Fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, four-ring gas hob with extractor canopy above, fan-assisted electric oven and grill, integrated dishwasher, integrated washing machine, integrated fridge, and integrated freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. UPVC double-glazed windows to the rear and side elevations the side window enjoys breath-taking panoramic views. Stable-style UPVC double-glazed rear entrance door. One single radiator. A folding door opens into a pantry with fitted shelves providing useful storage facilities.

From the entrance hall, stairs with fitted carpet lead to the:

FIRST FLOOR LANDING

With UPVC double-glazed window to the side elevation, again enjoying panoramic views. Door to cupboard and airing cupboard housing the Baxi central heating boiler and providing useful storage facilities. One single radiator and fitted carpet.

BATHROOM

Fitted with a modern white three-piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush W/C, and corner shower cubicle with rainforest and handheld shower units. 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 inset spotlight fittings to the ceiling.

From the landing door opens to

BEDROOM ONE

14'5" x 8'11"

The main double bedroom with built-in furniture incorporating wardrobes, dressing table, chest of drawers, bedside cabinets, and corner shelving units. UPVC double-glazed window to the front elevation enjoying panoramic views over the Norland hillside and down the Calder Valley. One single radiator and a fitted carpet.

From the landing door opens to

BEDROOM TWO

11'5" x 9'0"

With built-in bedroom furniture incorporating wardrobes, dressing table, chest of drawers, and corner shelf units. UPVC double-glazed window to the rear elevation, one double radiator, and a fitted carpet.

From the landing door opens to

BEDROOM THREE

7'3" x 6'1"

A single bedroom with UPVC double-glazed window to the front elevation, again enjoying superb panoramic views. One single radiator and a fitted carpet.

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, together with UPVC double glazing and gas central heating. The tenure is Freehold. Council Tax Band B.

EXTERNAL DETAILS

To the front of the property there is a single garage (4.50m x 2.61m) with an electric up and over door, power and light. There is a terraced garden, incorporating mature plants and shrubs, with steps leading to the front entrance door. There is a south west facing terrace above the garage. To the side of the property there is a pathway leading to the rear. To the rear there is a terraced garden with steps leading up to Pye Nest Road. There is a second single garage within walking distance of the property which is used for storage.

VIEWING

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



Directions

SAT NAV HX2 7HG

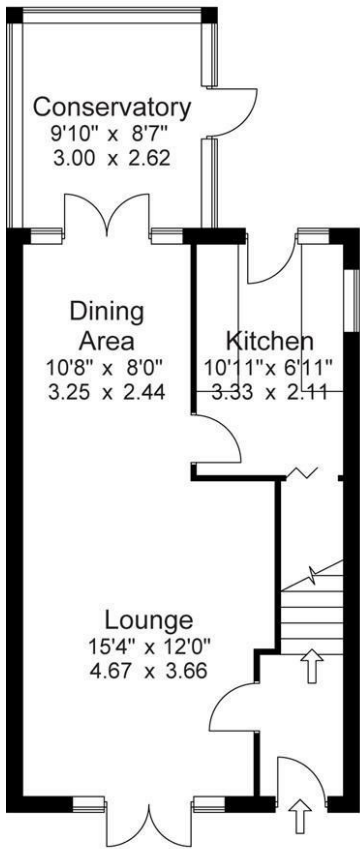
Viewings

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

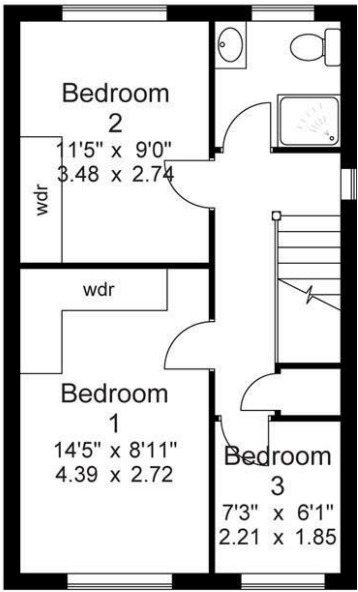
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Approx Gross Floor Area = 883 Sq. Feet
= 82.1 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.