



2 Brookwater Close

Halifax, HX3 0QR

£340,000 Leasehold





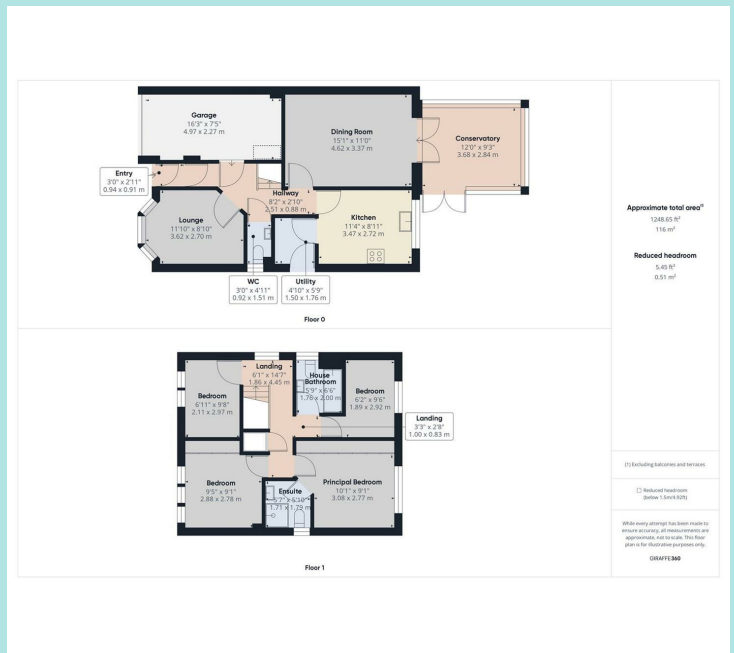
Location

The property stands on a private garden plot at the entrance to Brookwater Close just off Salterhebble Hill. This is a highly convenient position within a mile of the town centre and having easy access to junction 24 of the M62. Local schools and leisure facilities are close by.

Accommodation

An entrance Lobby leads into the Hallway which has direct access to the integral garage. Cloakroom with WC and wash and basin. A good size Lounge at the rear of the property has a living flame fire and fireplace and patio doors lead to the large Conservatory constructed of UPVC with a tiled floor and aspect over the rear gardens. Dining room with bay window to the front of the property. The Kitchen has recently been refitted with a comprehensive range of units and integrated appliances including a stainless steel gas hob, electric oven, microwave, fridge freezer and dishwasher. There's a useful Utility Room with storage cupboards plumbing for washing machine and a side entrance door. On the first floor the Main Bedroom has a full length range of quality fitted wardrobes. Ensuite Shower Room with WC, basin to a vanity unit and corner shower cubicle together with fully tiled walls. The Second Double Bedroom has matching full length wardrobes as the third and fourth Bedrooms are singles. The family Bathroom has a newly fitted suite with complementary tiling, shower unit and illuminated mirror. On the Landing there is access to the loft.

To the front of the property is an open lawned garden together with a driveway providing off street parking and leading to a single car integral Garage. The rear garden is enclosed with a timber decking area lawn, shrubs and outside tap.



Council tax band: D
 EPC rating: C
 Ground rent: £100
 Service charge: N/A

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