



## 5 Cloverdale

Halifax, HX3 7RP

£300,000 Freehold





This extended semi detached house offers a very generous sized four bedroomed family home. The accommodation is well planned has gas central heating ,UPVC double glazing, alarm system, fitted wardrobes to 2 bedrooms, kitchen with integrated appliances and a gas boiler that is still under warranty. Together with the property are enclosed established gardens and there's ample parking and a single car garage.

### Location

Cloverdale is a popular residential Street just off the main Halifax Road yet within walking distance of the centre of Shelf it shops, pubs and local supermarket. Situated twixt Halifax and Bradford this is a perfect location for the commuter and local schools are also close by.

### Accommodation

The Entrance Hall has a cloakroom cupboard and leads to the large Lounge with bow window overlooking the front gardens. There's a gas fire and fireplace. The Dining Room at the rear of the property has a large storage cupboard and French doors leading to and overlooking the rear gardens. The kitchen has an inset sink unit and range of wood fronted base and wall units with worktops and integrated appliances including an electric hob, double electric oven and fridge freezer. The central heating boiler was fitted in 2021. Shower Room with a modern white suite comprising WC wash basin and corner shower cubicle , with complementary tiling.

On the first floor there are four good sized Bedrooms two of which have fitted wardrobes. Bathroom with cream suite including bath with electric shower , wc and wash hand basin. Complementary tiling and shaver point .Landing with storage cupboard and a drop ladder to a boarded loft.

At the front of the property is an open lawn garden with flowerbeds and shrubs and a paved drive provide ample off street parking and leads to a single car garage. The rear West facing garden is enclosed with patio area, lawn, flowerbeds, and shrubs.

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



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