



9 Myrtle Gardens, Halifax, HX2 8HJ

£165,000

bramleys



Viewings strictly by appointment. This generous 3 bedroom, semi detached property sits on a corner plot with gardens to the side and rear, along with ample off road parking to the front. The spacious accommodation would appeal to the family buyer, with 3 good sized bedrooms, as well as a lounge and family dining kitchen. The accommodation is immaculately presented throughout, having recently undergone a programme of modernisation by the current vendors and the property is fitted with uPVC double glazing and a gas fired central heating system.

Conveniently positioned for access to local amenities, including shops and schools, as well as bus routes to the town centre.

Energy Rating: E





## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Hall

With a tiled floor and useful understairs store cupboard. There is also a central heating radiator and a uPVC double glazed window to the side elevation.

### Lounge

14'10" x 11'7" max (4.52m x 3.53m max)

A good sized reception room which has a central heating radiator and uPVC window to the front elevation. There is also wood effect laminate flooring, ceiling coving and a modern inset electric fire to the chimney breast.

### Dining Kitchen

22'2" x 10'4" max (6.76m x 3.15m max)

A brilliant sized, family dining kitchen which is fitted with a

modern range of matching wall and base units, display cabinets and complementary wood block work surface. There is a 1.5 bowl Asterite sink with side drainer and mixer tap, 4 burner gas hob, double oven, fitted extractor canopy and space and plumbing for a washing machine and dishwasher. The kitchen also has a tiled floor, uPVC double glazed window, ceiling coving and adjoins a good sized dining area which has a central heating radiator and uPVC double glazed French doors giving access to the rear garden.

## FIRST FLOOR:

### Landing

With a uPVC window to the side elevation and a useful storage cupboard which houses the central heating boiler.

### Master Bedroom

12'5" x 11'6" (3.78m x 3.51m)

This spacious master bedroom is positioned to the front of the property and has 2 alcoves which provide hanging space, along with a central heating radiator and uPVC windows to the front elevation.

### Bedroom 2

15'1" max x 10'4" max (4.60m max x 3.15m max)

Another good sized double bedroom which is positioned to the rear of the property, having a uPVC window and a central heating radiator.

### Bedroom 3

9'6" x 8'2" inc bulk-head (2.90m x 2.49m inc bulk-head)

A generous third bedroom which has 2 uPVC double glazed windows to the front and side, along with a central heating radiator and a loft access point.





## Bathroom

Being part tiled to the walls and furnished with 3 piece white suite incorporating low flush WC, wash hand basin set to a vanity and a P-shaped bath with shower over. There is a tiled floor, chrome ladder style heated towel rail and a central heating radiator.

## OUTSIDE:

To the front of the property there is a double width driveway which provides off road parking and there are garden areas which extend to the side and rear of the property. The rear garden provides a generous enclosed garden space with raised patio and good sized lawn with storage shed.

## PLEASE NOTE:

The property is of Trusteel type construction (non standard), therefore we would advise all prospective purchasers to make enquiries with their lender if they intend on purchasing with a mortgage.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Halifax via Ovenden Road (A629) and continue along this road for approximately 2 miles. Continue straight ahead, passing the junction with Shay Lane where the road becomes Keighley Road and after passing the

Queens Head Tavern on the right, take the next left hand turning into Myrtle Avenue. Take the first left on to Myrtle Drive, where Myrtle Gardens can be found after a short distance on the right and the subject property will be found at the head of the cul-de-sac.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01422 374811.

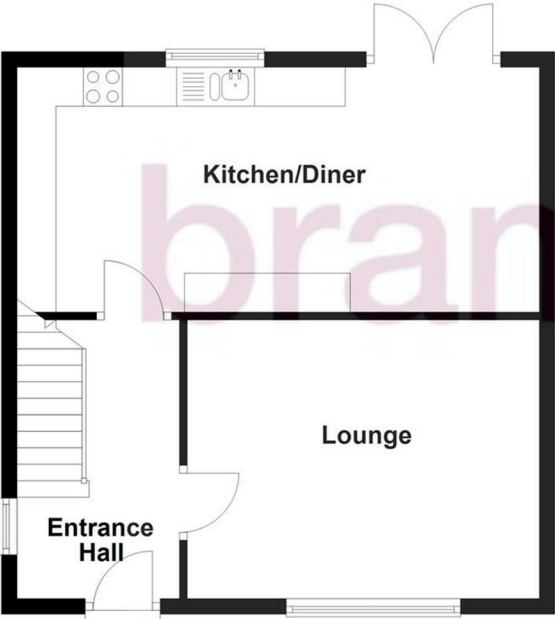








Ground Floor



First Floor

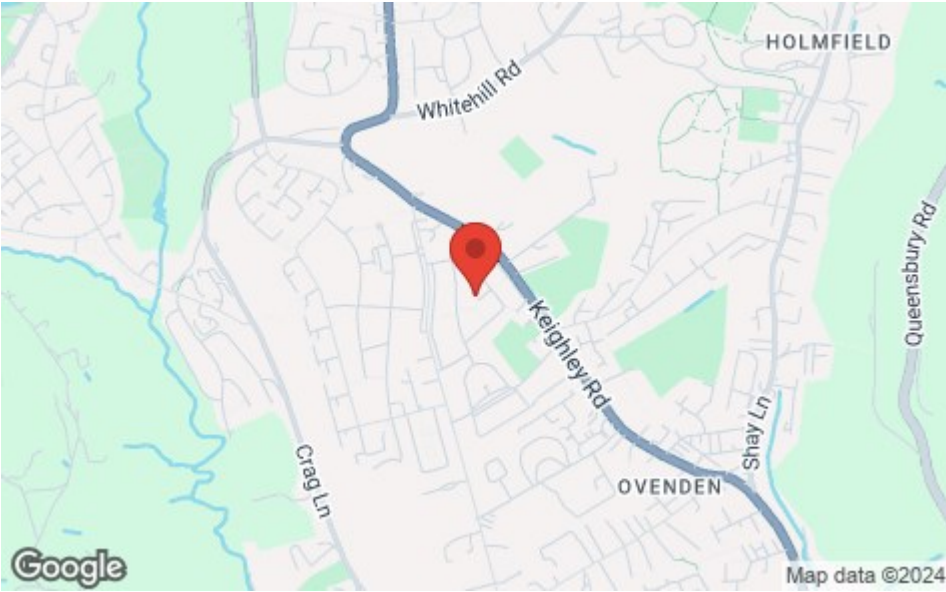
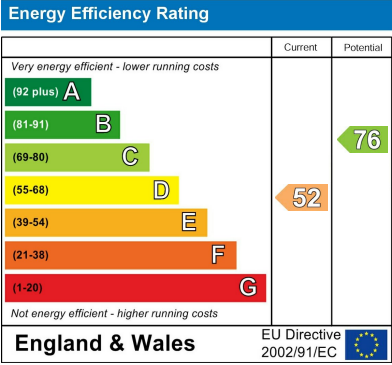


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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