



7 Chevinedge Crescent, Halifax, HX3 9EQ
£160,000

bramleys



This charming three-bedroom semi-detached house is an excellent opportunity for both growing families and first-time buyers. Set on a generous corner plot, the property boasts a spacious driveway that offers off-street parking for multiple vehicles, ensuring convenience for residents and guests alike.

The home is ideally situated, providing easy access to local amenities, schools, and essential commuter links, making it a perfect choice for those who value both comfort and connectivity. With vacant possession and no upper chain, you can move in without delay and start making memories in your new home.

Inside, the property offers a welcoming atmosphere, with ample space for family living. The three well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household. The layout of the home allows for flexibility in how you choose to utilise the space, catering to the needs of modern family life.

This property presents a wonderful opportunity to create a home tailored to your tastes and lifestyle. With its prime location and practical features, it is sure to attract interest. Do not miss the chance to view this delightful house and envision the possibilities it holds for you and your family.

GROUND FLOOR

ENTRANCE

Access via a uPVC double glazed door into the entrance hall where there is a central heating radiator, a double glazed circular window to the side elevation, a useful understairs storage cupboard and stairs leading up to the first floor landing.

LOUNGE

12'1 x 11'7 (3.68m x 3.53m)

The focal point of the room is the coal effect gas fireplace with decorative mantel and surround, there is a uPVC double glazed bay window to the front elevation and a central heating radiator.

KITCHEN/DINER

18'3 x 9'3 (5.56m x 2.82m)

Having a range of shaker style wall, drawer and base units, laminate roll top work surfaces and a one and a half bowl stainless steel sink and drainer unit. Integral appliances include a 4 ring induction hob, shoulder level oven and having space for a tumble dryer, fridge or freezer. There is a central heating radiator, a uPVC double glazed window to the rear elevation and uPVC double glazed French doors leading to the rear garden.



FIRST FLOOR

LANDING

Having a uPVC double glazed window to the side elevation and access to the loft via a loft hatch.

BEDROOM

9'4 x 11' (2.84m x 3.35m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

BEDROOM

11'5 x 12'1 (3.48m x 3.68m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

BEDROOM

5'10 x 8' (1.78m x 2.44m)

With a central heating radiator and a uPVC double glazed window to the front elevation.





BATHROOM

A newly fitted three piece suite comprising of a low flush w.c, pedestal wash hand basin and panelled bath with showerhead attachment. There is a heated towel rail and a uPVC double glazed obscure window to the front elevation.

EXTERNAL

To the front elevation, there is a good sized garden with flagged pathway stretching to the side and rear where there is a flagged driveway, providing off street parking for multiple cars.

To the rear there is a flagged patio area, ideal for alfresco dining.

001 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.

002 DIRECTIONS:

Leave our Elland office via Southgate and at the roundabout take the first exit onto the Riorges Link Road and then take the first exit again at the next roundabout following this road and passing over Elland Bridge bearing right onto the bend and shortly before the railway, take a left hand turn onto Exley Lane. Continue through Exley and shortly after passing the Siddal Rugby Club, turn left onto Chevinedge Crescent where the property can be identified by the Bramleys for sale board.

003 TENURE:

Freehold

004 COUNCIL TAX BAND:

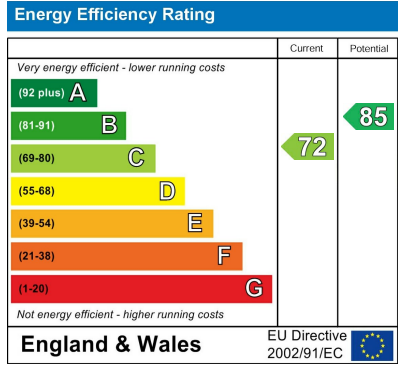
TBC

006 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.







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:

- 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.
- 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

