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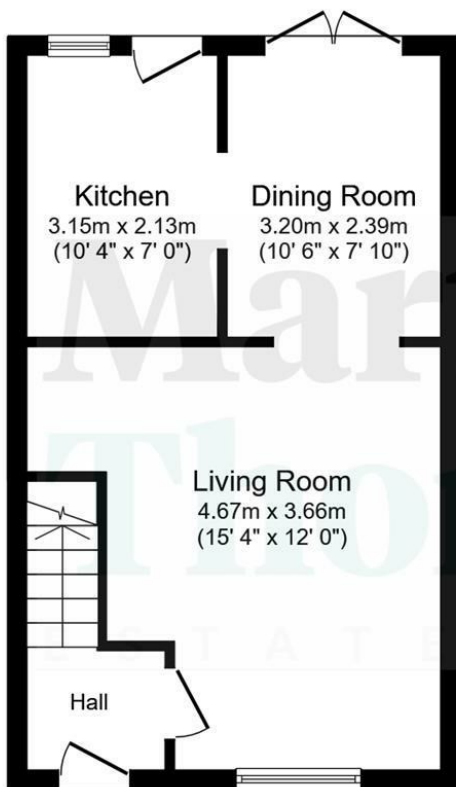
Bowling Green Court, Holywell Green Halifax,

**Offers in the region of
£220,000**

This three-bedroom end of terrace property enjoys a southerly aspect to the front with views across and down the valley. Situated in this popular village, the property has a garage and a purpose-built home office/garden room. There is a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance lobby, living room, dining room and kitchen with integrated appliances. On the first floor are three bedrooms, two of which are doubles, and a stylish bathroom. Externally, there is a garage just a short distance from the property, within a courtyard. The rear garden is enclosed and has full width timber decking, a lawn and a purpose-built home office with power and lighting. The property is offered with the advantage of no onward chain and is situated close to the school.

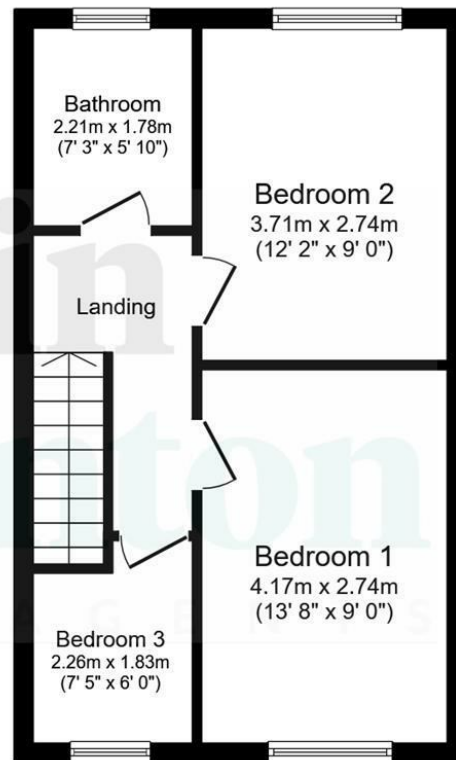
Bowling Green Court, Holywell Green Halifax,

Floorplan



Ground Floor

Floor area 36.8 sq.m. (397 sq.ft.)



First Floor

Floor area 36.8 sq.m. (397 sq.ft.)

TOTAL: 73.7 sq.m. (793 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bowling Green Court, Holywell Green Halifax,

Details



Entrance Lobby

An external composite door with opaque glazed panels gives access to the entrance lobby. This has a radiator and grey laminate flooring which continues into the living and dining rooms along with a staircase rising to the first floor accommodation. A door leads into the living room.

Living Room



This reception room is positioned at the front of the property and has a superb view down and across the valley from its large uPVC window. There is plenty of space for furniture along with a useful under stairs storage cupboard. The timber fire surround has a matching inlay and hearth, home to a coal effect living flame gas fire. There is also a radiator.

Dining Room



This room is positioned at the rear of the property and has

uPVC French doors giving access out onto the full width timber decking. There is a continuation of the flooring, a radiator and the room can accommodate a good sized formal dining table. Buyers may consider creating an open plan dining kitchen by removing the dividing wall, depending upon their requirements.

Kitchen



This has wall cupboards and base units with working surfaces, brick style tiled surrounds and a circular stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with Smeg oven beneath, stainless steel splashback and canopy style filter hood, fridge and freezer. There is plumbing for a washer and/or dishwasher. The room has a uPVC window to the rear and a door leading out to the decking along with an upright chrome ladder style radiator.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is a spindle balustrade and an open shelved storage area.

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Details



Bedroom One



This double bedroom is positioned at the front of the property and is light and bright with a southerly aspect. From its elevated position, it has a superb rural outlook down the valley over open fields and farmland via its uPVC window. The room can accommodate fitted or freestanding furniture and has a radiator.

Bedroom Two

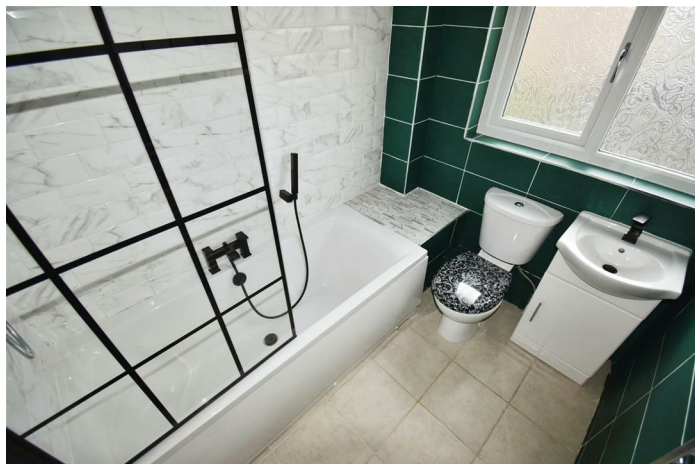


This double bedroom is positioned at the rear of the property and has a uPVC window overlooking the enclosed garden. There is space for fitted or freestanding furniture and a radiator.

Bedroom Three

This single bedroom is positioned at the front of the property and enjoys an identical outlook to that of bedroom one from its uPVC window. There is also a radiator.

Bathroom



The bathroom has a white three-piece suite comprising a panelled bath with shower over and centrally positioned mixer tap with hand-held shower attachment, a hand basin with cupboards beneath and a low-level WC. There is full height brick style tiling around the bath with half height tiling to the remaining walls, an opaque uPVC rear window and an upright chrome ladder-style radiator.

External Details



At the front of the property is a stone perimeter wall, a paved pathway and gravelled garden area. At the rear of the property is an enclosed garden with a full width timber decked seating area and external water. Steps lead up to a lawned garden and a purpose-built home office with French doors, a side window, power and lighting. At the end of the garden is a lockable gate which gives access to a pathway

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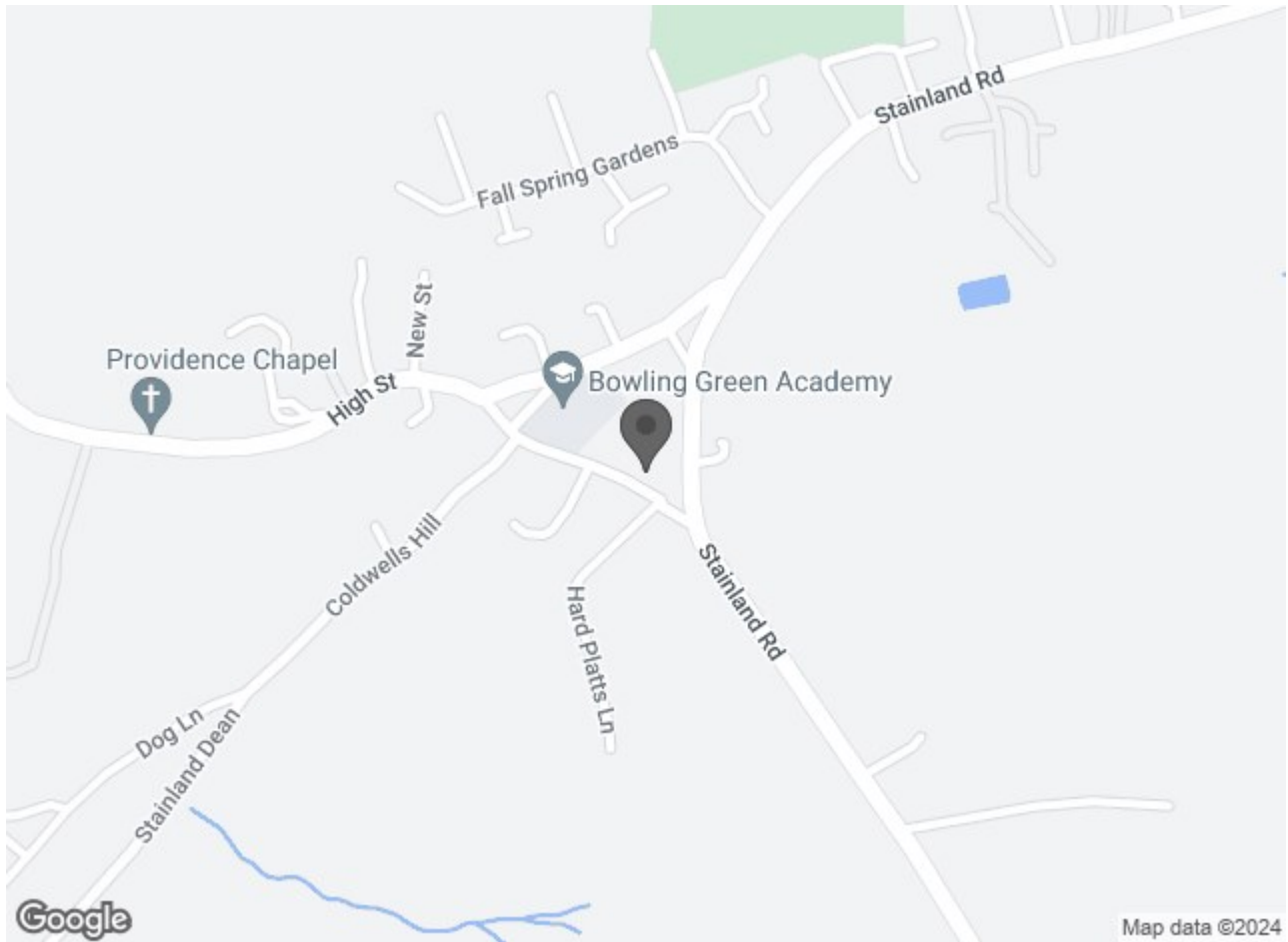


leading into a courtyard where the garage can be found. The garage is the centre of a block of three with a black up-and-over door.

Tenure

Bowling Green Court, Holywell Green Halifax,

Directions



Bowling Green Court, Holywell Green Halifax,

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**