



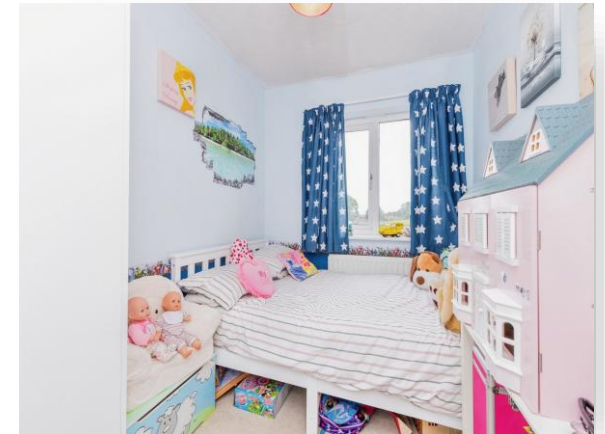
Ambler Grove, Halifax, HX2 9TR



welcome to

Ambler Grove, Halifax

Offering great spacious family living accommodation is this three bedroom detached property, Offers Over £350,000 which could be ideal for growing families. Benefiting from good sized gardens, off street parking and is situated in a popular residential area. Contact us now to book your viewing!



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light points, gas central heated radiator.

Lounge

15' 11" x 10' 10" (4.85m x 3.30m)

The lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, UPVC double glazed window to the front elevation.

Dining Room

The dining room comprises of laminate flooring, ceiling light points, UPVC double glazed window to the rear elevation.

Occasional Room

The room comprises of carpet flooring, ceiling light point, electric heater, fitted wardrobe, door leading to garden, UPVC double glazed window to the rear elevation.

Kitchen

18' 4" x 10' 5" (5.59m x 3.17m)

The kitchen comprises of vinyl flooring, ceiling spotlights, drop down lights, under cupboard lighting, matching wall and base units with work top over, integrated appliances, breakfast bar, electric oven with extractor over,

Utility

13' 1" x 7' 5" (3.99m x 2.26m)

The utility comprises of laminate flooring, ceiling spotlights, gas central heated towel rail.

Study

7' 7" x 7' 5" (2.31m x 2.26m)

The study comprises of carpet flooring, ceiling light point, electric heaters.

Extension

12' 6" x 7' 5" (3.81m x 2.26m)

The extension comprises of laminate flooring, ceiling light points and spotlights, UPVC double glazed windows with a velux window, and a solid insulated roof.

Low Level W/C

The lower ground W/C comprises of vinyl flooring, tiled walls, low level W/C, fitted vanity unit with wash basin, chrome gas central heated towel rail.

Landing

The landing comprises of carpet flooring, ceiling light point, hatch door leading to loft.

Bedroom One

13' 3" x 12' 10" (4.04m x 3.91m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, built in wardrobes, UPVC double glazed window to the front elevation.

En-Suite

3' 2" x 7' (0.97m x 2.13m)

The en-suite comprises of vinyl flooring, tiled walls, low level W/C, wash hand basin, fully fitted shower, UPVC double glazed window to the side elevation.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heated radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

10' 10" x 6' 11" (3.30m x 2.11m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of vinyl flooring, ceiling light point, chrome gas central heated towel rail, fitted vanity unit with hand wash basin, low level W/C, Bluetooth mirror, fully fitted shower, storage cupboard with fitted boiler, UPVC double glazed window to the front elevation.

Loft Space

The loft is partially boarded and insulated.

Externally

Externally the property benefits from a lawned garden and driveway and there are outside electric power points, electric car charging point, external mains tap. To the rear the garden is Astroturf and there are two fully insulated outbuildings .

Low Level W/C

The lower ground W/C comprises of vinyl flooring, tiled walls, low level W/C, fitted vanity unit with wash basin, chrome gas central heated towel rail UPVC double glazed window to the front elevation.



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welcome to

Ambler Grove, Halifax

- ***OFFERS OVER £350,000***
- THREE BEDROOM DETACHED PROPERTY
- MODERN & PRESENTED TO A GREAT STANDARD THROUGHOUT
- OFF STREET PARKING & GOOD SIZED REAR GARDEN
- IDEAL FOR GROWING FAMILIES

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114449 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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