



**Glen House Clover Hill Road, Halifax HX1 2YH**

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## **Glen House Clover Hill Road, Halifax**

This four-bedroom end- terraced property located in the popular location of Savile Park which is close to Manor Heath Park and Calderdale Hospital. The property would be ideal for a growing family and is marketed at offers over £300,000.



## **Dining Room/Reception**

12' 11" x 12' 6" ( 3.94m x 3.81m )

The dining room/reception comprises of carpet flooring, ceiling light point, gas central heating radiator. UPVC double glazed window to the rear.

## **Lounge**

15' 6" x 13' ( 4.72m x 3.96m )

The lounge comprises of open fire, gas central heating radiators, ceiling light point, UPVC double glazed window to the rear and side.

## **Kitchen**

14' 9" x 13' 2" ( 4.50m x 4.01m )

The kitchen comprises of Italian marble tiled flooring, matching wall and base units with granite work top over, integrated dishwasher, three ceiling light points, gas central heating radiator, UPVC double glazed window to the front and side.

## **Bedroom Two**

14' 9" x 13' 2" ( 4.50m x 4.01m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side with shutter blinds.

## **Bedroom Four**

15' 4" x 8' 10" ( 4.67m x 2.69m )

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear with shutter blinds.

## **Bedroom Three**

12' 5" x 9' 11" ( 3.78m x 3.02m )

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

## **Bathroom**

The bathroom comprises of tiled flooring, ceiling light points, wall lights, free standing bath with shower over, low level W/c, pedestal wash basin, gas

central heating radiator, UPVC double glazed window to the rear.

## **Bedroom One**

15' 1" x 11' 7" ( 4.60m x 3.53m )

The loft room comprises of oak flooring, ceiling spotlights, wall lights, gas central heating radiator, UPVC double glazed windows to the front. It also has plenty of storage space which can be used as a small walk-in wardrobe. This also has a door leading to the snug room.

## **En-Suite**

The En-suite comprises of low level W/c, hand wash basin, ceiling spotlights, shower room, two Velux windows with ample storage.

## **Snug Room**

12' 11" x 9' 10" ( 3.94m x 3.00m )

The snug room comprises of oak flooring, two wall lights, gas central heating radiator, two Velux windows. This is a brilliant added extra room which could be used for various different uses, to suit your needs.

## **Loft Space**

The loft is fully boarded and insulated and has a pull-down ladder.

## **Garage**

Brand new garage purposely built.

## **Externally**

Externally the property benefits from a garage and a large rear garden which requires some maintenance.



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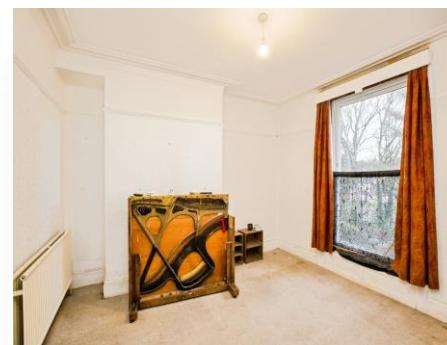
- FOUR BEDROOM PROPERTY LOCATED IN SAVILE PARK
- SOLD WITH NO ONWARD CHAIN
- IDEAL FOR GROWING FAMILIES
- MARKETED AT OFFERS OVER £300,000
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

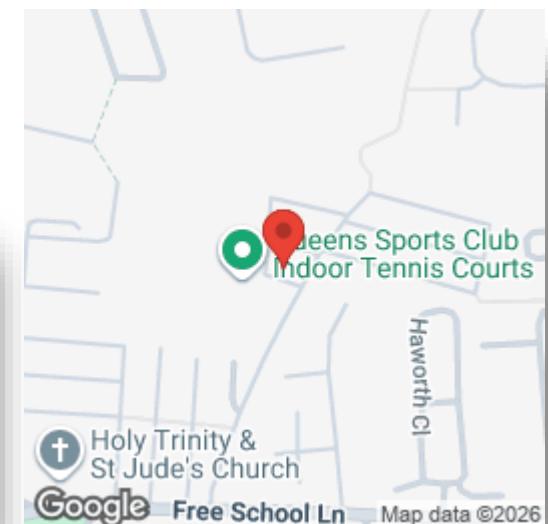
Council Tax Band: C

offers over

**£300,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HFX114796 - 0002

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