



Glen House Clover Hill Road, Halifax HX1 2YH

welcome to

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.



check out more properties at williamhbrown.co.uk



welcome to

Glen House Clover Hill Road, Halifax

- FOUR BEDROOM PROPERTY LOCATED IN SAVILE PARK
- SOLD WITH NO ONWARD CHAIN
- IDEAL FOR GROWING FAMILIES
- MARKETING 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



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFX114796 - 0002

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.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk