



**Round Hill, Halifax HX2 9XJ**

**welcome to**

## **Round Hill, Halifax**

A well-presented home in a popular residential area, offering spacious living accommodation with modern interiors. Features include a bright lounge, open plan kitchen/diner, comfortable bedrooms and two bathrooms. Outside, enjoy a private garden and convenient off-road parking.



**Lounge**

12' 9" x 9' 8" ( 3.89m x 2.95m )

the lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

**Kitchen**

21' 3" x 19' 4" ( 6.48m x 5.89m )

The kitchen comprises of laminate flooring, tiled splash back, range master cooker, base units with work top over, extractor fan, ceiling spotlights, UPVC double glazed patio door to the rear.

**Bathroom**

7' 7" x 5' 5" ( 2.31m x 1.65m )

Handy and practical bathroom comprises of laminate flooring, , ceiling spotlights, low level W/c, tiled splash back, gas central heating radiator

**Bedroom One**

12' 1" x 9' 7" ( 3.68m x 2.92m )

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

**Bedroom Two**

12' 2" x 9' 8" ( 3.71m x 2.95m )

Bedroom two comprises of laminate flooring ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

**En-Suite**

The en-suite comprises of tiled flooring, fully fitted shower, pedestal wash basin, gas central heating towel rail, UPVC double glazed window to the front.

**Bedroom Three**

11' 2" x 7' 9" ( 3.40m x 2.36m )

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

**Bedroom Four**

8' 4" x 7' 9" ( 2.54m x 2.36m )

Bedroom Four comprises of laminate flooring ceiling

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

**Bathroom**

The bathroom comprises of ceiling spotlights, low level W/c, free standing bath with shower over, wash hand basin.

**Externally**

Externally the property benefits from a block paved driveway with off street parking and to the rear there is a Astro turf garden with a flagged seating area.



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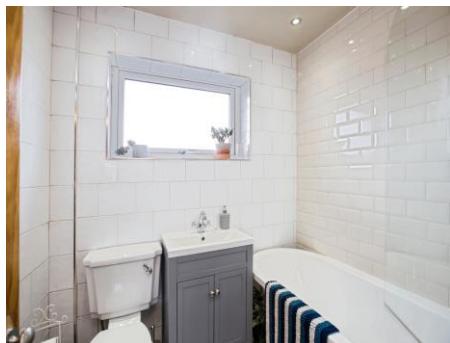
- FOUR BEDROOM SEMI-DETACHED PROPERTY
- OFFERS OVER £240,000
- DRIVEWAY & REAR GARDEN
- LARGE OPEN PLAN KITCHEN AND DINER
- CLOSE TO LOCAL SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£240,000**



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Property Ref:  
HFX115001 - 0007

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