

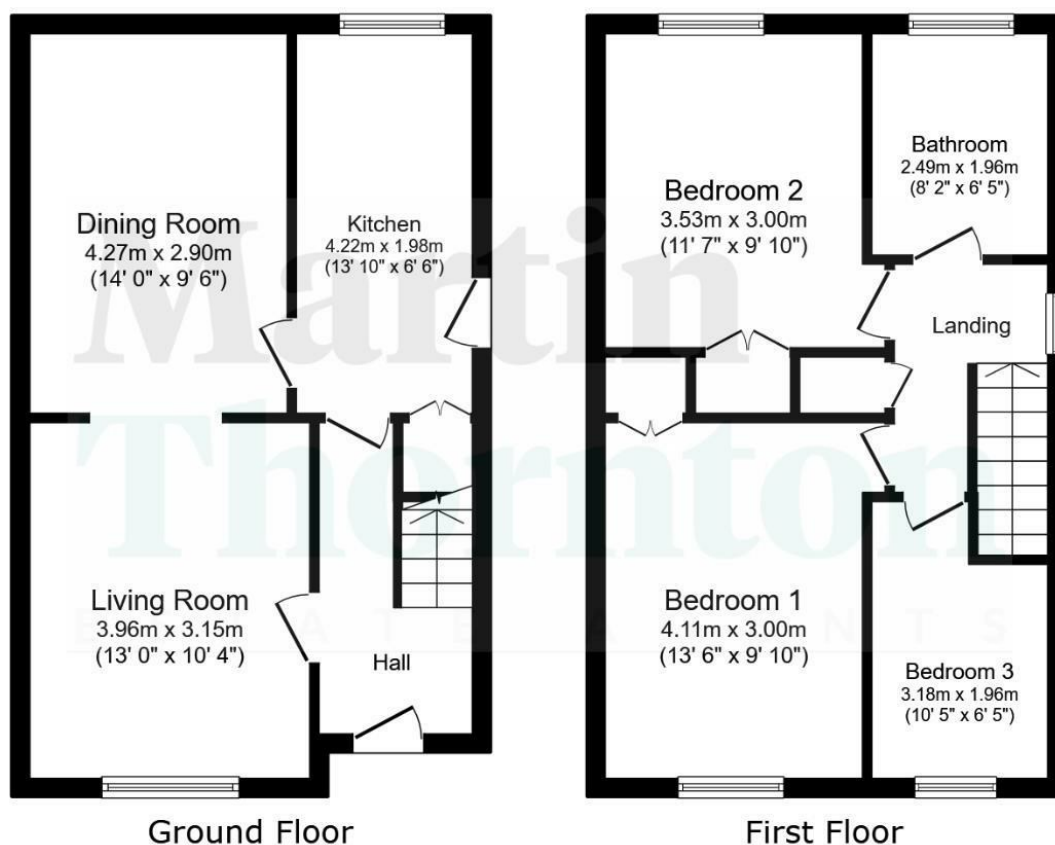
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**Bracewell Drive,
Halifax,**

£900 Per month

This light and bright three-bedroom semi-detached home offers ideal family accommodation and is ready for immediate occupation. It has front and rear gardens and parking on the driveway. The accommodation comprises an entrance hallway, living room with archway through to dining room and kitchen with freestanding electric oven. On the first floor, there are three bedrooms, the two larger doubles with built-in wardrobes, and a good-sized bathroom with a white three-piece suite. The property has a gas-fired central heating system, majority uPVC double-glazing and a security system.



Ground Floor

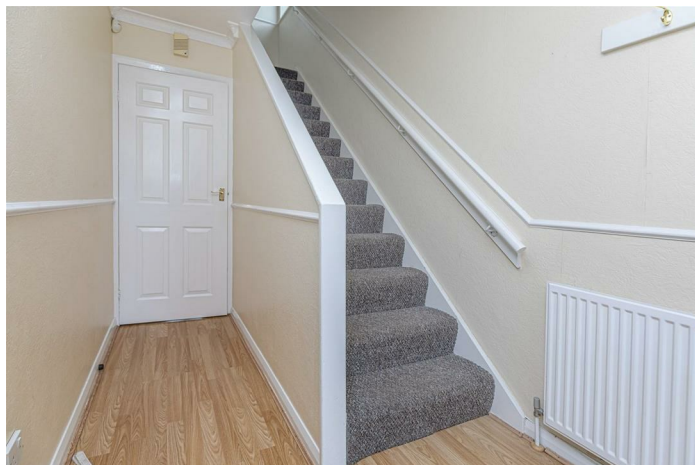
First Floor

Total floor area: 82.4 sq.m. (887 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



Entrance Hallway



An external timber door with opaque glazed panels and a side screen with sealed unit double-glazed opaque panels gives access to the entrance hallway. It is light and bright with oak effect laminate flooring, decorative cornice style coving, a ceiling rose and a radiator. A staircase rises to the first floor accommodation.

Living Room



This good-sized reception room is positioned at the front of the property and is light and bright with a uPVC window. There is a timber fire surround with a coal effect gas fire, along with coving to the ceiling and a radiator. The room has plenty of space for furniture and a wide archway leading through to the dining room.

Dining Room



This is a similarly sized second reception room, which can also be accessed via the kitchen. It has a uPVC window overlooking the rear garden, dark oak style laminate flooring, coving to the ceiling, plenty of space for furniture and a radiator.

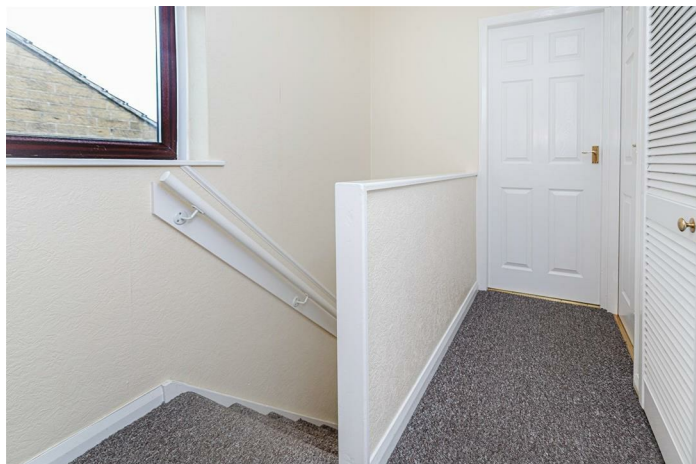
Kitchen



The kitchen has wall cupboards, base units, worktops with tiled splashbacks and a stainless steel sink with a single drainer. The worktops extend to create a breakfast bar. It has a freestanding electric oven incorporating an electric hob and a filter hood above. There is space for appliances, plumbing for an automatic washing machine and space for a freestanding fridge freezer. The room has a useful under stairs storage cupboard, a rear uPVC window and a side uPVC and glazed door. There is also a radiator.



First Floor Landing



From the hallway, the staircase rises to the first floor landing, which has a uPVC side window. A useful storage cupboard houses the boiler for the central heating system.

Bedroom One



This large double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a built-in louvre door wardrobe with hanging rails and storage space above, a uPVC window and a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has plenty of space for furniture. It has a built-in louvre door wardrobe with hanging rails and storage space above, a uPVC window and a radiator.

Bedroom Three



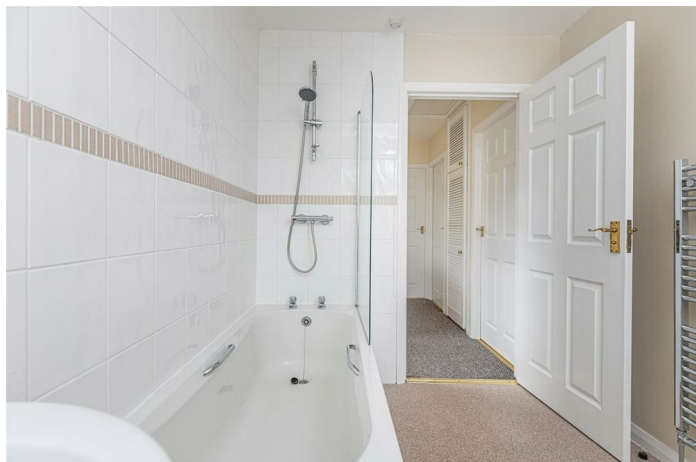
This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.

Bracewell Drive, Halifax,

Details



Bathroom



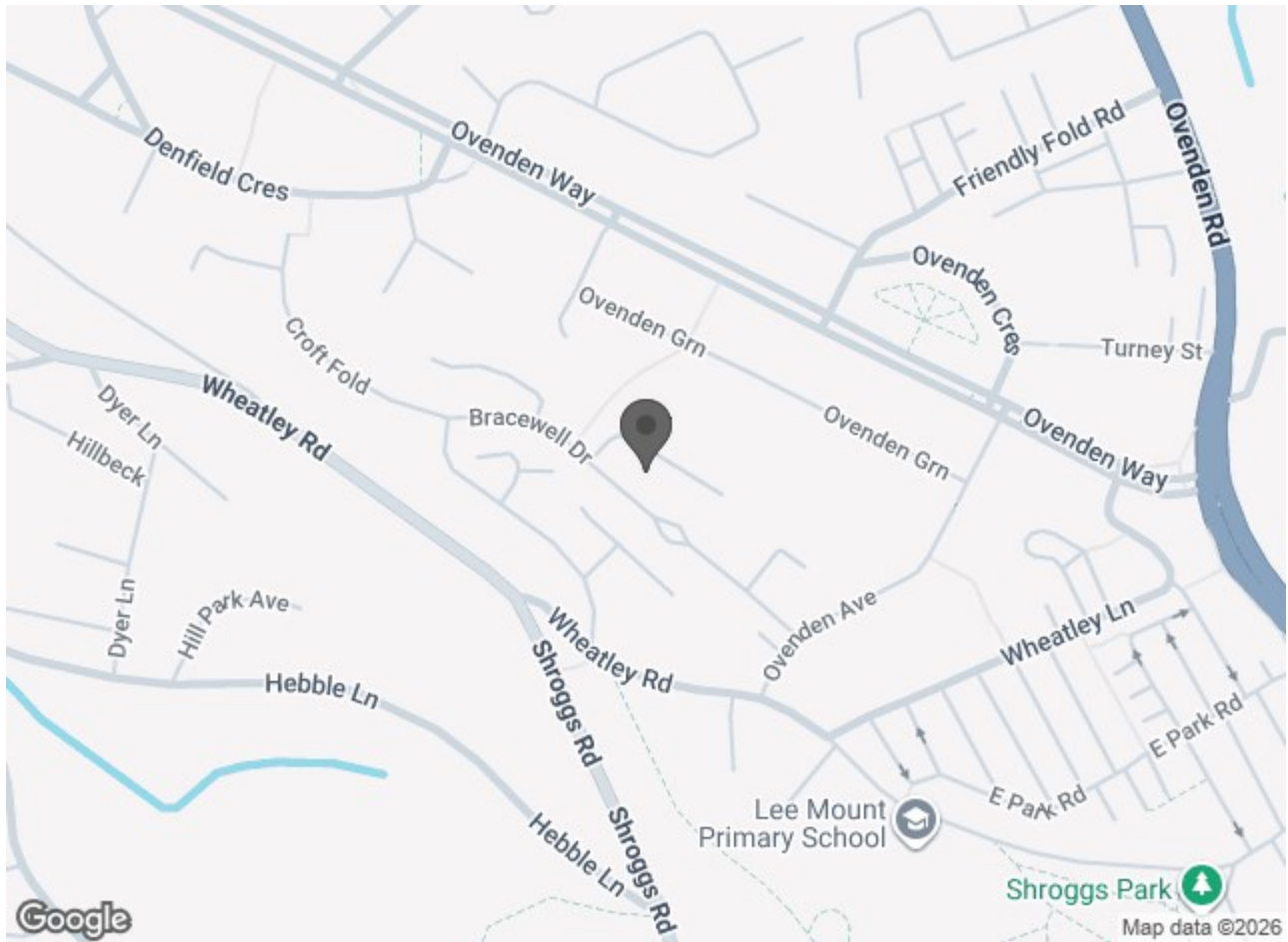
The light and bright bathroom has a white three-piece suite comprising a panelled bath with a shower screen and a wall-mounted shower over, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an opaque rear uPVC window and an upright chrome ladder style radiator.

External Details



There is a lawned garden with a low-level wall and a timber fence to the front of the property. Parking is available on the driveway for several vehicles. At the rear, there is a lawn, timber decking and seating areas, along with an external water point.

**Bracewell Drive,
Halifax,**
Directions



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Halifax,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.