



Bell Street, HALIFAX, HX3 6AP



welcome to

Bell Street, HALIFAX

Detached three bedroom property marketed at a Guide Price of £300,000 - £325,000 which offers excellent family accommodation throughout. Benefitting from a sunroom, good sized rear garden and off street parking. Spacious living and fully double glazed and central heated. Contact us to view!



Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is laminate flooring, two ceiling light points and gas central heating radiator. The entrance hall provides access to the ground floor accommodation.

Lounge

16' 1" x 10' 4" (4.90m x 3.15m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and two ceiling light points. With a gas fire & surrounding fireplace, carpeted flooring and the lounge provides ample space for free standing furniture.

Dining Room

11' 3" x 9' (3.43m x 2.74m)

With carpeted flooring, gas central heating radiator, ceiling light point and sliding doors which provide access to the conservatory.

Kitchen

11' 2" x 8' (3.40m x 2.44m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. There is a double glazed window to the rear elevation and a door which provides access to the garage. With a double oven, gas hob and plumbing for a dishwasher. The kitchen itself has laminate flooring.

Sun Room

11' 5" x 8' 11" (3.48m x 2.72m)

With laminate flooring, double glazed windows and French doors to the side elevation which provide access to the rear garden. The sunroom provides space for free standing furniture.

First Floor Landing

With carpeted flooring, ceiling light point and a double glazed window to the side elevation. The loft is also accessible from the first floor landing.

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

Bedroom Two

13' 10" x 10' 5" (4.22m x 3.17m)

Bedroom two also a double bedroom with a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Three

11' 3" max x 7' 5" (3.43m max x 2.26m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

Bathroom

The house bathroom comprises of a four piece suite which includes a low level wc, pedestal wash hand basin, panelled bath and shower cubicle. There is a frosted double glazed window to the rear elevation, ceiling spotlights and gas central heating radiator. The bathroom itself has tiled walls and vinyl flooring.

Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, ceiling light point and gas central heating radiator. The wc room itself has laminate flooring and a double glazed window to the front elevation. There is also a fitted wardrobe.

Integral Garage

19' 1" x 9' (5.82m x 2.74m)

With an up & over door, plumbing for a washing machine & tumble dryer, metal door to the rear elevation and a double glazed window to the rear elevation. Can be accessed from the kitchen and the house boiler is also located in the garage.

Externally

Off street parking is provided at the front of the property and to the rear is a good sized well maintained lawned and paved garden which provides ample space for garden furniture if desired. The garden would be great for enjoying the summer months.



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Bell Street, HALIFAX

- GUIDE PRICE £300,000 - £325,000
- DETACHED THREE BEDROOM FAMILY HOME
- SUN ROOM & INTEGRATED GARAGE
- OFFERING EXCELLENT LIVING ACCOMMODATION
- WELL MAINTAINED GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX115446](https://www.williamhbrown.co.uk/Property/HFX115446)



Property Ref:
HFX115446 - 0006

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