



## 31 Hill View Gardens, Halifax, HX3 7BT

£250,000

- Traditional brick-built semi-detached house
- Front and rear gardens
- Three well-proportioned bedrooms
- Driveway/off-street parking
- Spacious lounge, separate kitchen and dining room
- Close to local shops, schools, bus routes, and green spaces

# 31 Hill View Gardens, Halifax HX3 7BT

A well-presented brick-built four-bedroom semi-detached home, offering generous living space, a good-sized garden, and convenient access to local amenities, schools, and transport links. Ideal for first-time buyers, young families, or purchasers looking for a home with potential to personalise.



Council Tax Band: C



## Ground Floor

A welcoming entrance hallway provides access to all ground-floor rooms. To the rear of the property is a bright and comfortable lounge with ample space for a range of furniture and French doors opening directly onto the rear garden, allowing for easy indoor/outdoor living.

The kitchen also overlooks the rear garden and includes a range of wall and base units, space for freestanding appliances, an electric oven, ceramic hob with extractor fan, and a sink positioned beneath the window.

To the front of the property is the dining room, a versatile space that can accommodate dining furniture and also function well as a home workspace.

Also on the ground floor is a convenient additional bedroom, suitable for guests, multi-generational living, or flexible family use, along with a full family bathroom.

## First Floor

The first floor offers three further bedrooms—two doubles and one single. The double bedrooms at the rear benefit from excellent natural light through large windows, while the single room receives light from a Velux window to the front. The main bedroom includes an en-suite with wc, sink and ample storage.

## Outside

The property enjoys both front and rear gardens. The rear garden is a private, enclosed area ideal for children, pets, and outdoor dining, with potential for further landscaping or the addition of storage such as a shed or summerhouse.

To the front, a generous driveway provides parking for multiple vehicles and leads to a detached single garage, offering additional storage or workshop space.

## Location

Situated in a popular and established residential area, the home is within easy reach of well-regarded schools, local shops, leisure facilities, and public transport links. Green spaces, parks, and nearby walking routes provide excellent recreational opportunities for families and dog owners.

## Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





