



**Burned Grove, HALIFAX, HX3 7PU**

**welcome to**

**Burned Grove, HALIFAX**

A well-sized BUNGALOW offered to the market at offers over £275,000, situated in a desirable location close to local amenities, schools, and transport links.



### **Lounge**

12' 11" x 12' 4" ( 3.94m x 3.76m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front elevation.

### **Kitchen**

12' 4" x 8' 11" ( 3.76m x 2.72m )

The kitchen comprises of laminate flooring, ceiling strip light, gas central heating radiator, matching wall and base units with work top over, gas oven and hob, integrated appliances, plumbing for a washing machine, UPVC double glazed window to the side elevation.

### **Conservatory**

12' 4" x 10' 2" ( 3.76m x 3.10m )

The conservatory comprises of carpet flooring, ceiling spotlights, gas central heating radiator, French door to the rear.

### **Bedroom One**

12' 4" x 9' 11" ( 3.76m x 3.02m )

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

### **Bedroom Two**

9' 11" x 9' 10" ( 3.02m x 3.00m )

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

### **Bathroom**

The bathroom comprises of tiled walls and flooring, gas central heating towel rail, panelled bath with shower over, back to wall W/c, fitted vanity unit with wash basin, UPVC double glazed window to the side elevation.

### **Garage**

19' 8" x 13' 1" ( 5.99m x 3.99m )

The garage comprises of electric power point, roller door and double glazed window to the side elevation.

### **Externally**

Externally, the property benefits from a driveway and a pebbled area to the rear. There is also a decked area, a lawned garden, and a garage.



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welcome to

## Burned Grove, HALIFAX

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED IN THE POPULAR AREA OF SHELF
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- 

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

offers over

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX115011 - 0002

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