



Natty Fields Close, Halifax, HX2 9DJ

welcome to

Natty Fields Close, Halifax

Situated in the Illingworth location is this two bedroom semi-detached property, Offers Over £150,000 which could be of interest to the first time buyer. Benefitting from spacious living throughout with a conservatory, off street parking and rear garden. Contact us now to view!



Entrance Porch

Enter the property through a UPVC door to the front elevation into the entrance porch where there is carpeted flooring, ceiling light point, two wall lights and gas central heating radiator.

Lounge

11' 4" x 8' 1" (3.45m x 2.46m)

Spacious lounge with a double glazed window to the front elevation, two gas central heating radiators, ceiling light point and two wall lights. The lounge itself has carpeted flooring.

Kitchen

11' 4" x 8' 1" (3.45m x 2.46m)

Spacious & modern fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiled splashback. With ceiling spotlights, gas central heating radiator and open access into the conservatory. Integrated appliances include a fridge & freezer, dishwasher and an oven with a gas hob and extractor hood. The kitchen itself has laminate flooring.

Conservatory

10' 3" x 7' 10" (3.12m x 2.39m)

With double glazed windows, gas central heating radiator, laminate flooring and UPVC door to the side elevation which provides access to the rear garden.

First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

Bedroom One

9' 8" x 8' 1" (2.95m x 2.46m)

Double bedroom with a gas central heating radiator, ceiling light point, carpeted flooring and a double glazed window to the front elevation.

Bedroom Two

9' 8" x 8' 1" (2.95m x 2.46m)

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

Bathroom

The bathroom comprises of a low level wc, pedestal wash hand basin with mixer tap and a panelled bath with shower over. There is a frosted double glazed window to the side elevation, ceiling light point and the bathroom itself has tiled walls & flooring.

Externally

The front of the property is lawned and there is a driveway which provides off street parking. To the rear is a good sized garden which is paved, lawned and fenced for privacy. The garden would be great for enjoying the summer months.



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welcome to

Natty Fields Close, Halifax

- SITUATED CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES
- OF INTEREST TO THE FIRST TIME BUYER
- OFF STREET PARKING & REAR GARDEN
- SOLD WITH NO ONWARD CHAIN
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114633 - 0003

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