



## 55 ASHFIELD DRIVE HALIFAX

**£160,000  
FREEHOLD**

Situated on Ashfield Drive in Halifax, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property boasts a spacious living and dining room, ideal for both relaxation and entertaining. The generous layout allows for an abundance of natural light, creating a warm and inviting atmosphere throughout. Additionally there is a kitchen with door to the rear garden, three bedrooms, two of which are double rooms and a family bathroom. One of the standout features of this home is the enclosed garden to the rear, which serves as a sun trap, perfect for enjoying sunny afternoons or hosting summer gatherings. Additionally, the property includes a detached garage, offering ample storage or the potential for a workshop, catering to various needs. With its desirable location and appealing features, this property is an excellent opportunity for those seeking a comfortable home in Halifax. Whether you are a first-time buyer or looking to downsize, this house is sure to meet your needs and exceed your expectations.



• SEMI DETACHED PROPERTY • THREE BEDROOMS • LARGE LIVING DINING ROOM • KITCHEN

### **Entrance**

Access via a UPVc front door with staircase leading to the first floor, radiator and door to:

### **Living Dining Room**

Large room with double glazed windows to the front and rear, two radiators and feature fireplace with electric fire.

### **Kitchen**

Fitted wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated oven with gas hob and extractor over head. Space for an under unit freezer and tall standing fridge. Plumbing for a washing machine and space for a dryer. Double glazed window to the rear and rear UPVc door which leads to the rear garden.

### **First Floor**

Landing with double glazed window to the side and loft access point. Door to:

### **Bedroom One**

Double room with double glazed window to the front and radiator.

### **Bedroom Two**

Further double room with double glazed window to the rear and radiator.

### **Bedroom Three**

Single room with double glazed window to the front and radiator.

### **Bathroom**

Three piece suite comprising of WC, wash basin and bath

with shower overhead. Frosted double glazed window and radiator.

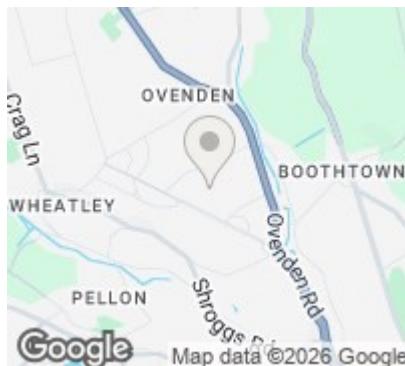
### **External**

The property benefits from off road parking to the front which continues to the side of the property down to the detached garage. To the rear there is a flagged patio and decked seating area.



- THREE PIECE BATHROOM • OFF-ROAD PARKING • DETACHED GARAGE • ENCLOSED REAR GARDEN • NO ONWARD CHAIN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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