



**Eversley Place, HALIFAX, HX2 7QB**



**welcome to**

**Eversley Place, HALIFAX**

Extended four bedroom property which is offered with no onward chain, Offers Over £240,000 which could be ideal for growing families. Modern & well-presented offering spacious family accommodation. Situated within close proximity to schools, amenities & public transport links. Contact us now to view



### Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and gas central heating radiator. There is an open staircase which provides access to the first floor accommodation.

### Lounge

12' 8" x 11' 10" ( 3.86m x 3.61m )

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge provides ample space for free standing furniture and has carpeted flooring.

### Reception Room

17' 9" x 10' 8" ( 5.41m x 3.25m )

Spacious reception room with two ceiling light points, gas central heating radiator and carpeted flooring. Boasting French doors which provide access into the kitchen/diner.

### Kitchen/Diner

18' 5" x 8' 7" ( 5.61m x 2.62m )

Modern & spacious kitchen/diner with wall & base units, worksurfaces over incorporating a stainless steel sink & drainer with a mixer tap and tiled splashback. There are two double glazed windows & UPVC door to the rear elevation, velux window and ceiling spotlights. With an integrated oven, gas hob with an extractor hood over, gas central heating radiator and the kitchen itself has vinyl flooring and provides space for dining furniture if desired.

### First Floor Landing

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

### Bedroom One

12' 9" x 11' 10" ( 3.89m x 3.61m )

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.

### Bedroom Two

11' 11" x 10' 8" ( 3.63m x 3.25m )

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

### Family Bathroom

The modern family bathroom comprises of a low level wc, wash hand basin with vanity unit and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling spotlights and the bathroom itself is fully tiled.

### Bedroom Three

14' 4" x 10' 10" ( 4.37m x 3.30m )

Located on the second floor is a 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.

### Bedroom Four

10' 11" x 8' 4" ( 3.33m x 2.54m )

Bedroom four also located on the second floor with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom also benefits from fitted wardrobes.

### Shower Room

Located on the second floor is the modern shower room which comprises of a low level wc, wash hand basin with vanity unit and a shower. There is a frosted double glazed window to the rear elevation, gas central heating towel rail and the shower room itself is fully tiled.

### Externally

The front of the property has on street parking and a paved yard which is fenced making it private. To the rear is also a paved yard.



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## Eversley Place, HALIFAX

- SOLD WITH NO ONWARD CHAIN
- OFFERING SPACIOUS FAMILY LIVING ACCOMMODATION
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- EXTENDED MODERN & WELL PRESENTED FOUR BEDROOM PROPERTY
- IDEAL FOR GROWING FAMILIES

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

offers over  
**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX112054 - 0003

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