



**Pippin Court, Halifax, HX2 8BG**



**welcome to**

**Pippin Court, Halifax**

Three bedroom mid-terrace property situated in the Ovenden location of Halifax, offers over £165,000 which could be a great first time buyer opportunity offering spacious living throughout with three bedrooms and an enclosed rear garden. Contact us now to view!



### Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point, gas central heating radiator and providing access to the ground floor accommodation.

### Lounge

14' 9" x 10' 11" ( 4.50m x 3.33m )

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. Providing room for free standing furniture and the lounge itself has carpeted flooring.

### Kitchen/Diner

13' 3" x 8' 8" ( 4.04m x 2.64m )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless-steel bowl sink & drainer with mixer tap with tiled splashback. There is a double glazed window to the rear elevation and French doors which provide access to the rear garden, ceiling spotlights and gas central heating radiator. With an oven & gas hob, vinyl flooring and space for dining furniture if desired.

### First Floor Landing

With carpeted flooring, gas central heating radiator, ceiling light point and providing access to the first floor accommodation.

### Bedroom One

13' 4" x 13' 1" ( 4.06m x 3.99m )

Located on the second floor is a double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring, benefits from a storage area and a door which leads to the en-suite.

### En-Suite

Bedroom one en-suite comprises of a low level wc, wash hand basin and shower cubicle. There is a velux window and the en-suite itself has vinyl flooring.

### Bedroom Two

13' 4" x 7' 9" ( 4.06m x 2.36m )

Bedroom two also a double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom provides space for free standing furniture and has carpeted flooring.

### Bedroom Three

9' 1" x 6' 9" ( 2.77m x 2.06m )

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

### Bathroom

The bathroom comprises of a white three-piece suite which includes a low level wc, pedestal wash hand basin and panelled bath. With ceiling light point, half tiled walls and the bathroom itself has vinyl flooring.

### Wc Room

located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, gas central heating radiator and ceiling light point. The wc room itself has vinyl flooring.

### Externally

To the rear of the property there is a lawned garden which is fenced and enclosed for privacy. The garden would be great for enjoying the summer months.



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## **Pippin Court, Halifax**

- GREAT FIRST TIME BUYER OPPORTUNITY
- THREE BEDROOM MID-TERRACE PROPERTY
- ENCLOSED LAWNED REAR GARDEN & ALLOCATED PARKING
- CLOSE TO GOOD SCHOOLS & AMENITIES
- SOLD WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115054 - 0004

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 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**