



Chester Road, Halifax HX3 6LS

welcome to

Chester Road, Halifax

Offering excellent family accommodation is this four bedroom property in Boothtown, Offers in the region of £190.000 which could be ideal for growing families. Extended to the rear benefitting from a utility room, ground floor shower room & spacious living throughout. 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 wood flooring, gas central heating radiator and ceiling light point.

Lounge

12' 11" x 12' 10" (3.94m x 3.91m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. With a gas fire & surrounding fireplace, carpeted flooring and the lounge provides ample space for free standing furniture.

Kitchen/Diner

19' 3" max x 13' 7" max (5.87m max x 4.14m max)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. there are two double glazed windows to the rear elevation, ceiling spotlights and ceiling light point. With an oven & induction hob with extractor hood over, electric fire & surrounding fire place and the kitchen itself has tiled flooring and a dining area which has wood flooring and provides ample space for dining furniture if desired.

Utility Room

9' 5" x 6' 2" (2.87m x 1.88m)

Handy & practical utility room with French doors to the rear, velux window and tiled flooring. With ceiling spotlights and plumbing for a washing machine and tumble dryer.

Shower Room

Located on the ground floor is a shower which which includes a back to wall wc, wash hand basin with vanity unit and shower. With a velux window, ceiling spotlights and the shower room is fully tiled.

First Floor Landing

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

Bedroom One

13' 2" x 12' 11" (4.01m x 3.94m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and a wall light. The bedroom itself has carpeted flooring and a door which leads to the en-suite.

En-Suite

The en-suite comprises of a three piece suite which includes a back to wall wc, wash hand basin with vanity unit and a shower. There is a frosted double glazed window to the rear elevation, ceiling spotlights and the en-suite itself is fully tiled.

Bedroom Two

17' 7" max x 14' 2" (5.36m max x 4.32m)

Located on the second floor is bedroom two with a velux window, gas central heating radiator and ceiling light point. The bedroom benefits from storage space, has laminate flooring and locates the house boiler.

Bedroom Three

13' 1" x 12' 11" (3.99m x 3.94m)

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

Bedroom Four

7' 5" x 5' 10" (2.26m x 1.78m)

With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has laminate flooring.

Shower Room

The shower room comprises of a three piece suite which includes a back to wall wc, wash hand basin with vanity unit and a shower. There is a gas central heating towel rail, ceiling spotlights and the shower room itself is fully tiled.

Externally

The front of the property provides on street parking and a paved yard which is gated access and to the rear is also a paved yard.



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welcome to

Chester Road, Halifax

- EXTENDED TO THE REAR
- OFFERING SPACIOUS FAMILY LIVING WITH FRONT & REAR YARDS
- THREE BATHROOMS & FOUR BEDROOMS
- IDEAL FOR GROWING FAMILIES
- WITHIN CLOSE PROXIMITY TO SCHOOLS & AMENITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114811 - 0005

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



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk