



4 Chelsea Mansions, Halifax, West Yorkshire, HX3 7HG
£395,000

Rare to the market and located at one of the most desirable addresses in Northowram is this THREE BEDROOM split level DETACHED BUNGALOW. Internal viewing is essential to appreciate the splendid position, spacious room sizes and potential on offer. Available with NO ONWARD CHAIN the property benefits from gas central heating, double glazing and has off road parking and a garage.

EPC RATING - TBC

COUNCIL TAX BAND - E

GROUND FLOOR

ENTRANCE HALLWAY

The entrance hallway provides direct access to the lounge and one of the bedrooms and a six step staircase leads to the inner hallway. Central heating radiators can be found at both lower and upper level.

BEDROOM

Double bedroom with fitted wardrobes, a double glazed window and central heating radiator.

LOUNGE

Pleasant and spacious lounge with a large double glazed window allowing the room to flood with natural light. Feature gas fire with decorative surround, two central heating radiators and a short run of stairs which lead to the dining space.

DINING ROOM

Positioned next to the kitchen the dining area has bench seating, a double glazed window and a central heating radiator.

KITCHEN

Good size kitchen fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Gas point for a cooker and plumbing for a washing machine. Vinyl flooring and a double glazed window.

REAR ENTRANCE

Rear entrance to the property which houses a combi boiler and a central heating radiator.

BEDROOM

Double bedroom to the rear elevation with a double glazed window and a central heating radiator.

BEDROOM

The third bedroom has fitted storage, a double glazed window and a central heating radiator.

BATHROOM

Comprising of a hand wash basin and bath with shower over. Central heating radiator and a double glazed window.

WC

Low flush wc, hand wash basin, double glazed window and a central heating radiator.

EXTERNAL

The property sits on a well proportioned plot with mature gardens to front and side and a paved garden to the rear. A drive leads to a garage providing further parking and storage options.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 