



Round Hill, Halifax, HX2 9XJ

welcome to

Round Hill, Halifax

A well-presented home in a popular residential area, offering spacious living accommodation with modern interiors. Features include a bright lounge, open plan kitchen/diner, comfortable bedrooms, and a family bathroom. Outside, enjoy a private garden and convenient off-road parking.



Lounge

12' 9" x 9' 8" (3.89m x 2.95m)

the lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Kitchen

21' 3" x 19' 4" (6.48m x 5.89m)

The kitchen comprises of laminate flooring, tiled splash back, range master cooker, base units with work top over, extractor fan, ceiling spotlights, UPVC double glazed patio door to the rear.

Utility Room

7' 7" x 5' 5" (2.31m x 1.65m)

Handy and practical utility room comprises of laminate flooring, , ceiling spotlights, low level W/c, tiled splash back, gas central heating radiator

Bedroom One

12' 1" x 9' 7" (3.68m x 2.92m)

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Bedroom two comprises of laminate flooring ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

En-Suite

The en-suite comprises of tiled flooring, pedestal wash basin, gas central heating towel rail, UPVC double glazed window to the front.

Bedroom Three

11' 2" x 7' 9" (3.40m x 2.36m)

Bedroom Three comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear.

Bedroom Four

8' 4" x 7' 9" (2.54m x 2.36m)

Bedroom Four comprises of laminate flooring ceiling light point, gas central heating radiator, UPVC double glazed window to the rear.

Bathroom

The bathroom comprises of ceiling spot lights, low level W/c, panelled bath with shower over, wash hand basin.

Externally

Externally the property benefits from a block paved driveway with off street parking and to the rear there is a Astro turf garden with a flagged seating area.



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welcome to

Round Hill, Halifax

- FOUR BEDROOM SEMI-DETACHED PROPERTY
- OFFERS OVER £240,000
- DRIVEWAY & REAR GARDEN
- LARGE OPEN PLAN KITCHEN AND DINER
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115001 - 0003

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