



Jerwood Hill Close, Halifax, HX3 6BL

welcome to

Jerwood Hill Close, Halifax

Discover this beautifully presented home in Horley Green. Offering modern interiors, spacious living areas, and a private garden, this property combines comfort and style. Perfect for families or professionals, situated close to local amenities, schools, and excellent transport links.



Entrance Hall

Enter the property through a composite door into the entrance hall which comprises of carpeted flooring, ceiling light points, gas central heating radiator.

Lounge

14' 10" x 13' (4.52m x 3.96m)

The lounge comprises of carpet flooring, wall lights, gas central heating radiator, fitted gas fire with fire surround, UPVC double glazed bay window to the front elevation.

Kitchen/Diner

15' 9" x 10' 10" (4.80m x 3.30m)

The spacious kitchen/diner comprises of solid oak flooring, ceiling spotlights, gas central heating radiators, wall & base units with work tops over, integrated Bosch fridge and freezer, integrated NEFF double oven which are both brand new, five ring gas hob with extractor hood. Providing ample space for dining furniture and a door which provides access to the rear garden.

Bedroom One

11' x 10' 7" (3.35m x 3.23m)

Bedroom one comprises of ceiling light point, gas central heating radiator, carpet flooring, fitted wardrobes, fitted drawers and cupboards, UPVC double glazed bay window to the front.

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes. UPVC double glazed window to the rear.

Bathroom

The bathroom comprises of a pedestal wash basin, fully fitted walk in shower, low level W/c, UPVC double glazed window to the rear. The bathroom itself is fully tiled.

Externally

The front of the property provides off street parking with a driveway and has a well-maintained lawned garden with colourful planting & shrubbery. The good sized enclosed private rear garden has a flagged pathway, patio seating area and a well maintained lawn. The gardens would be great for enjoying the summer months.

Garage

19' 9" x 10' 3" (6.02m x 3.12m)

Single garage with a brand new electric shutter roller door which has working power, lighting & electric.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



view this property online williamhbrown.co.uk/Property/HFX115669



welcome to

Jerwood Hill Close, Halifax

- WELL PRESENTED TWO BEDROOM BUNGALOW
- POPULAR RESIDENTIAL LOCATION HORLEY GREEN
- WELL MAINTAINED FRONT & REAR GARDENS
- DRIVEWAY & SINGLE GARAGE
- SPACIOUS KITCHEN/DINER

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

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115669



Property Ref:
HFX115669 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



williamhbrown.co.uk