



Heatherdale Close, HALIFAX HX3 5HX

welcome to

Heatherdale Close, HALIFAX

A well-presented home boasting a recently renovated kitchen and an attractive rear garden, offered with offers over £250,000.



Entrance Hall

With a UPVC door to the rear elevation, gas central heating radiator, electric radiator and doors to the garage, wc room and bedroom four/office.

Lounge

16' 1" x 12' 1" (4.90m x 3.68m)

The lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, patio door leading to a balcony to the front elevation. It also has an electric fire which creates a warm, cosy feel.

Kitchen

16' 2" x 12' 4" (4.93m x 3.76m)

The kitchen features a modern open-plan kitchen/diner fitted with a range of high-gloss wall and base units, complemented by contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood, dishwasher, fridge freezer and a drinks fridge. The kitchen is finished with stylish under-cabinet lighting and a contemporary splashback, creating a bright and functional cooking space, with a patio door leading to a Juliet balcony allowing for plenty of natural light.

There is ample room for a dining table, making it ideal for everyday living and entertaining, while the neutral décor, recessed ceiling spotlights and attractive wood-effect vinyl flooring

Bedroom Four / Office

9' 1" x 8' 6" (2.77m x 2.59m)

Bedroom four/ office comprises of carpet flooring, ceiling light point, gas central heating radiator, patio door to the rear elevation.

Ground Floor Shower Room

Located on the ground floor is the shower room which comprises of a low level wc, shower cubicle, pedestal wash hand basin and ceiling light point.

Landing

The landing comprises of carpet flooring, ceiling light points, gas radiator.

Bedroom One

12' 7" x 8' 11" (3.84m x 2.72m)

Double bedroom with a double-glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring, provides space for free standing furniture and has a door which leads to the en-suite.

En-Suite

The en-suite comprises of a low level wc, pedestal wash hand basin, walk in shower and gas central heating radiator.

Bedroom Two

9' 4" x 9' (2.84m x 2.74m)

Bedroom two also a double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a double-glazed window to the rear elevation.

Bedroom Three

7' 8" x 6' 10" (2.34m x 2.08m)

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

Bathroom

The family bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower attachment over. There is a frosted double-glazed window to the rear elevation, ceiling light point and gas central heating radiator.

Loft Room

The loft room is boarded and fitted with electrics.

Integral Garage

17' x 8' 10" (5.18m x 2.69m)

The Integral garage has plumbing & space for a washing machine, space for a tumble dryer, striplight and power points. It has a tap for easy access to the front garden.

Rear Garden

The rear garden has just undergone a transformation with brand new decking which is ideal for a seating

area whilst enjoying the sun and views with this south facing garden. It has a newly laid grass lawn and a new fence and gate to the side entrance. It also has a water tap for easy access.



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welcome to

Heatherdale Close, HALIFAX

- FOUR BEDROOM SEMI-DETACHED TOWN HOUSE
- OFFERS OVER £250,000
- RECENTLY RENOVATED KITCHEN AND REAR GARDEN
- IDEAL FOR A GROWING FAMILY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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