



5 Keswick Close, Siddal, Halifax, HX3 9BP

Offers Over £135,000

- : Popular & Convenient Location
- : Ideal For First Time Buyers & Property Investors
- : Easy Access To Halifax Town Centre
- : Easy Access To The M62
- : Realistically Priced
- : Panoramic Views
- : Modern Kitchen & Bathroom
- : Integral Garage
- : Garden To The Rear
- : Viewing Strongly Recommended

5 Keswick Close, Halifax HX3 9BP

Situated in this extremely popular and convenient residential location, lies this two-bedroom townhouse providing accommodation that will be of special interest to the first-time buyer or property investor.

The property briefly comprises an entrance hall, modern fitted kitchen, lounge, integral garage with utility area, two bedrooms, modern bathroom, rear garden, and off-road parking to the front. The property also benefits from UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Siddle, as well as easy access to Halifax Town Centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

The property is being offered for sale at this realistic asking price and, as such, an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: A



ENTRANCE HALL

A UPVC double glazed front entrance door opens into the entrance hall.

KITCHEN

8'2" x 10'0"

Fully fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. Four-ring gas hob with extractor in stainless steel canopy above and fan-assisted electric oven and grill beneath and an integrated dishwasher. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls. UPVC double glazed window to the rear elevation enjoying an attractive garden outlook. Cornice to ceiling and inset spotlighting to the kickboards.

From the kitchen through to the

LOUNGE

15'7" x 12'0" (narrowing to 9'1")

With UPVC double glazed window to the front elevation enjoying panoramic views. Feature fireplace with contemporary surround and wall-mounted TV fittings above. Built-in cupboards and shelving to either side provide excellent storage and display facilities with inset lighting. One double radiator and fitted carpet.

From the lounge, a door opens to stairs leading down to the:

INTEGRAL GARAGE & UTILITY AREA

23'3" x 12'2" max (narrowing to 9'1" metres)

With an up-and-over door, power and light. The integral garage houses the Worcester central heating boiler and has plumbing for an automatic washing machine.

From the entrance hall, stairs with fitted carpet lead to the:

FIRST FLOOR LANDING

With fitted carpet and access to the insulated loft.

From the landing a door opens into the

BATHROOM

Modern white three-piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush W/C, and walk-in shower cubicle with rainfall and handheld shower units. The bathroom is extensively wet boarded with complementing colour scheme to the remaining walls. UPVC double glazed window to the front elevation and chrome heated towel rail/radiator.

From the landing door opens to

BEDROOM TWO

10'8" x 6'5"

With UPVC double glazed window to the front elevation enjoying panoramic views. One double radiator and laminate wood floor. This bedroom is presently being used as an office/study.

From the landing door opens to

BEDROOM ONE

9'7" (narrowing to 9'1") x 12'11"

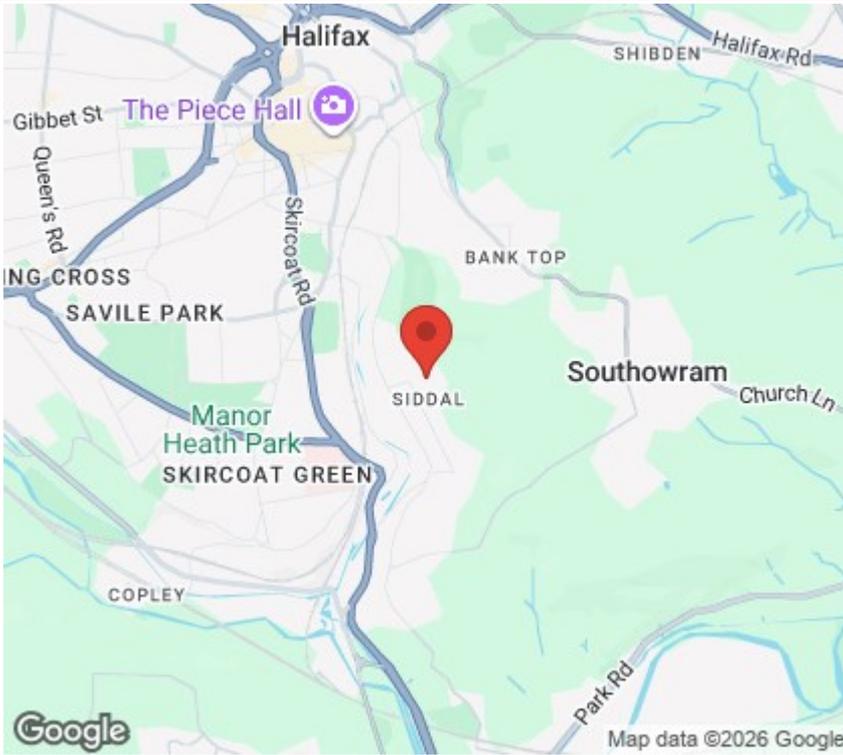
This double bedroom has a UPVC double glazed window to the rear elevation overlooking the rear garden. Double doors open to a built-in wardrobe facility with further doors opening to useful store cupboards. One double radiator and laminate wood floor.

EXTERNAL DETAILS

To the front of the property there is a concreted drive providing off-road parking for one car and access to the integral garage. To the rear there is a landscaped tiered garden with flagged patio area, and external lighting.

GENERAL

The property has the benefit of all mains services gas water and electric with the added benefit of gas central heating and uPVC double glazing. The property is Freehold and is in council tax band A



Directions

HX3 9BP

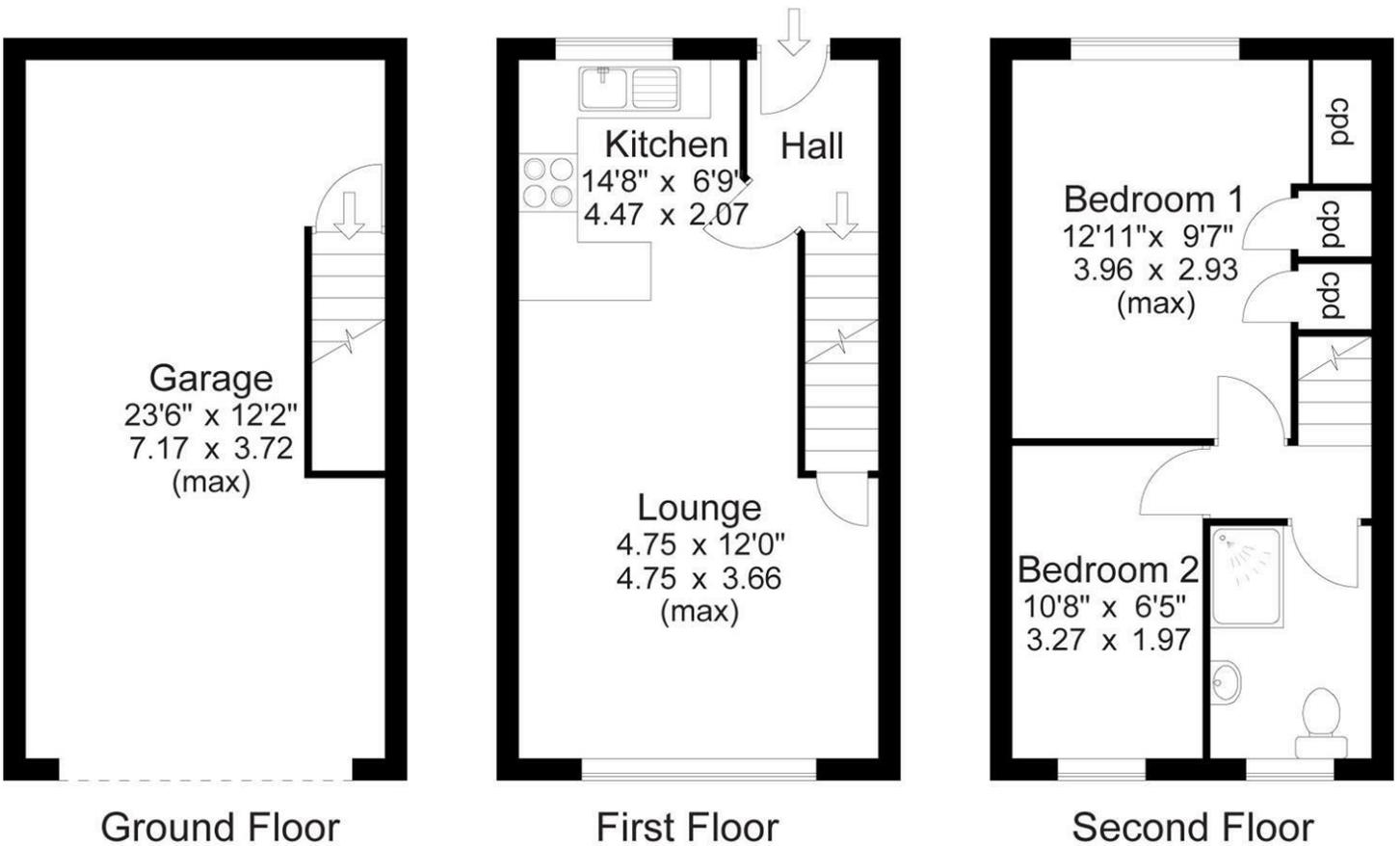
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

| 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 | |

Approx Gross Floor Area = 884 Sq. Feet
 (Including Garage) = 82.1 Sq. Metres



For illustrative purposes only. Not to scale.