



31 Withinfields, Southowram, Halifax, HX3 9QJ

Offers Over £230,000

- : Popular & Convenient Semi Rural Location
- : Open Plan Lounge & Dining Room
- : 3 Good Sized Bedrooms
- : Large garden To the Rear
- : Realistically Priced
- : Semi Detached family Home
- : Conservatory
- : Garage
- : Easy Access To halifax Town Centre
- : Viewing Strongly Recommended

# 31 Withinfields, Halifax HX3 9QJ

Situated in this highly desirable semi-rural location within the village of Southowram is this three bedroomed semi-detached residence providing ideal family accommodation.

The property briefly comprises an entrance porch, entrance hall, open plan lounge and dining area, conservatory, kitchen, three good sized bedrooms and bathroom. Externally, there are gardens and a detached garage, together with off-road parking. The property benefits from UPVC double glazing and gas central heating.

This family home provides excellent access to the local amenities of Southowram, as well as convenient links to Halifax and Brighouse town centres and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds

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



3



1



2



E

Council Tax Band: C



### ENTRANCE PORCH

UPVC double glazed front entrance door opening into the entrance porch with UPVC double glazed windows to either side.

A door from the entrance porch leads through to the

### ENTRANCE HALL

Accessed via a door from the entrance porch, with UPVC double glazed window to the side elevation, cornice to ceiling and fitted carpet.

From the entrance hall, a glass panel door opens into the

### LOUNGE

13'4" x 12'3"

Open plan lounge with UPVC double glazed bow window to the front elevation. Feature fireplace incorporating electric living flame fire on matching hearth. Cornice to ceiling. Two single radiators. Fitted carpet.

From the lounge, the open plan layout leads through to the

### DINING ROOM

11'8" x 9'5"

With cornice to ceiling, one single radiator and fitted carpet.

From the dining room, UPVC double glazed doors open into the

### CONSERVATORY

9'3" x 13'3"

With UPVC double glazed windows to the front and side elevations and UPVC double doors opening onto the rear garden. Wood flooring.

From the dining room door opens to the

### KITCHEN

11'3" x 8'6"

Fitted with a range of wall and base units incorporating matching work surfaces and stainless steel single drainer sink unit with mixer tap. Cannon electric cooker with extractor hood above. Integrated fridge and plumbing for an automatic washing machine. Tiled around the work surfaces with complementary colour scheme to the remaining walls. UPVC double glazed window to the front elevation and UPVC side entrance door. One single radiator. Door to under stairs cupboard providing useful storage facilities.

From the entrance hall stairs with fitted carpet lead to the

### LANDING

With UPVC double glazed window to the side elevation. Access via loft ladder to an insulated and partially boarded loft. Fitted carpet.

From the landing, door opens to the

### BATHROOM

Modern white three piece suite incorporating panelled bath with Mira electric shower unit, low flush W/C and hand wash basin with mixer tap set within a vanity unit. The bathroom is extensively tiled around the suite with complementary colour scheme to the remaining walls. UPVC double glazed window to the side elevation. Cylinder cupboard housing lagged water cylinder. One single radiator. Fitted carpet.

From the landing door opens to

### BEDROOM ONE

12'3" x 12'10"

With UPVC double glazed window to the front elevation. Built-in wardrobes to one wall with additional wardrobes, drawers and cupboards to the adjacent wall. Cornice to ceiling. One single radiator. Fitted carpet.

From the landing door opens to

### BEDROOM TWO

11'3" x 8'6"

With UPVC double glazed window to the rear elevation enjoying an attractive garden outlook. Sliding doors to built-in wardrobes to one wall. One single radiator. Fitted carpet.

From the landing door opens to

### BEDROOM THREE

8'6" x 7'7"

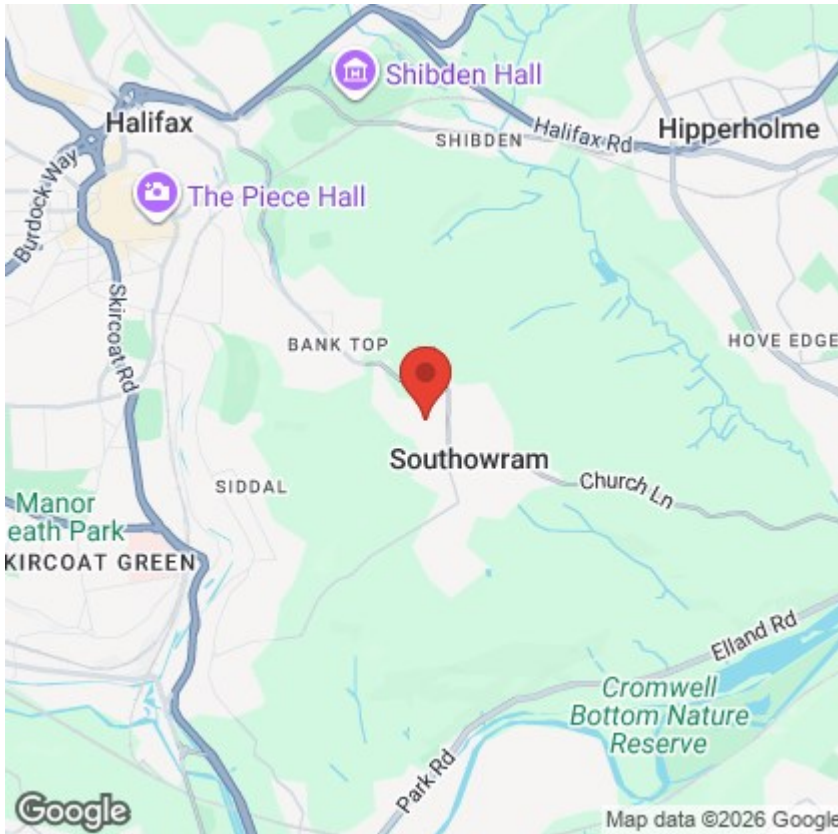
With UPVC double glazed window to the rear elevation enjoying garden views. Cornice to ceiling. One single radiator. Fitted carpet.

### GENERAL

The property is constructed of simulated stone and surmounted by a tiled roof. It benefits from all main services gas, water and electric, and further benefits from UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band C

### EXTERNAL

To the front of the property there is a lawned garden with mature plants and shrubs, together with a concreted driveway extending to the side of the property providing off-road parking for multiple vehicles and leading to a detached garage with up and over door. To the rear of the property there is a large garden with a flagged patio area, rockery garden and lawn with mature plants and shrubs.



### Directions

SAT NAV HX3 9GJ

### Viewings

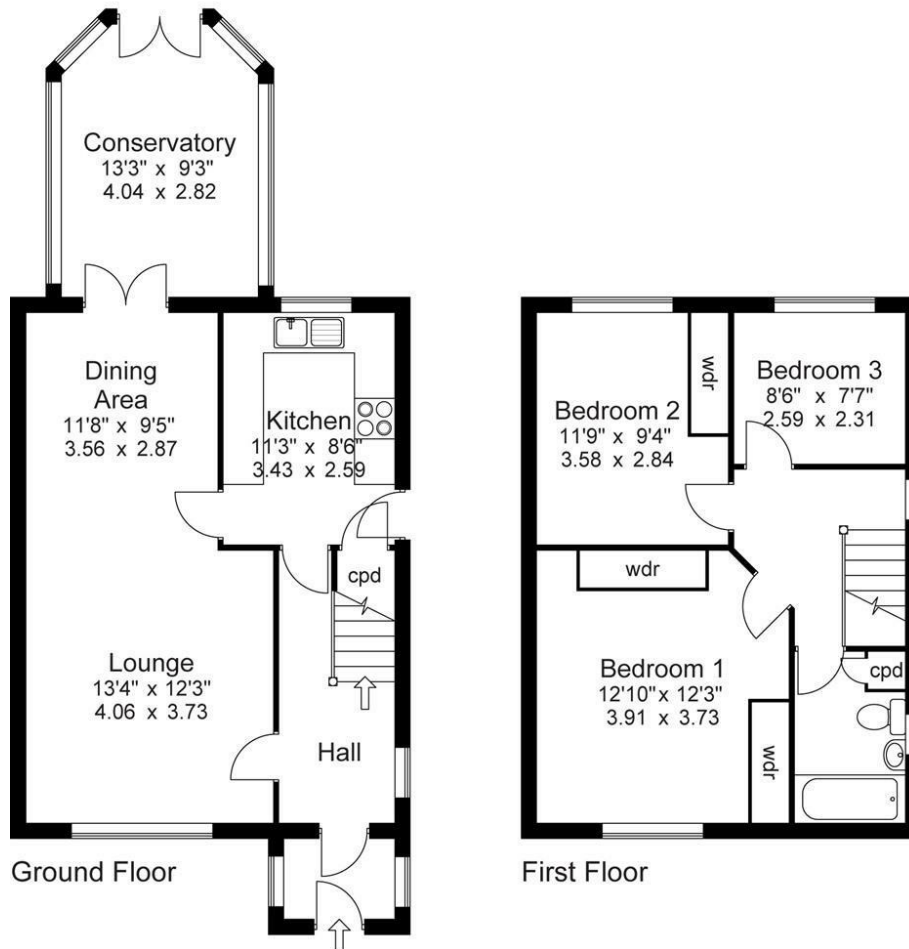
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1069 Sq. Feet  
= 99.3 Sq. Metres



For illustrative purposes only. Not to scale.