



3 Garside Drive, Halifax, HX2 8BJ

Offers Over £155,000

- Popular & Convenient Location
- Modern Kitchen & Bathroom
- 2 Parking Spaces
- Easy Access To Halifax Town Centre
- Realistically Priced
- 2 Double Bedrooms
- Gardens
- Easy Access to Local Amenities
- Enclosed Garden
- Viewing Essential

3 Garside Drive, Halifax HX2 8BJ

Situated in this popular and convenient residential location lies this two bedrooomed townhouse providing attractive, modern accommodation, which will be of special interest to the first time buyer property investor or downsizer.

The property briefly comprises an entrance vestibule, downstairs cloakroom, lounge, dining kitchen, laundry cupboard, 2 bedrooms, modern bathroom, gardens, 2 parking spaces and gas central heating and uPVC double glazing.

The property provides excellent access to the local amenities of Ovenden and Illingworth, including outstanding schools, as well as easy access to Halifax Town Centre.

The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended to fully appreciate the accommodation provided.



Council Tax Band: A



ENTRANCE VESTIBULE

The front entrance door opens into the entrance vestibule with one single radiator and fitted carpet.

From the vestibule a door opens to the

DOWNSTAIRS CLOAKROOM

Fitted with a modern white two piece suite incorporating hand wash basin with mixer tap and low flush WC. UPVC double glazed window to the front elevation and one single radiator.

From the entrance vestibule door to the

LOUNGE

14'11" metres x 13'6" metres

An attractive living room with open staircase leading to the first floor accommodation. UPVC double glazed window to the front elevation. Wall mounted living flame pebble electric fire with wall mounted TV fittings above. One double radiator and fitted carpet. There is an under-stairs cupboard providing useful storage facilities together with a further cupboard with fitted shelving.

From the lounge a doorway leads through to the

DINING KITCHEN

13'6" x 8'9"

Kitchen Area

Fully fitted with a range of modern wall and base units incorporating matching granite work surfaces. Single drainer 1 bowl undermount sink unit with mixer tap. Four ring induction hob with modern extractor above and matching splashback. Single built in Fan assisted electric oven and grill with Microwave oven above. Integrated fridge freezer and integrated dishwasher. Matching splashbacks with complementing colour scheme to the remaining walls. Cupboard housing the Potterton central heating boiler. UPVC double glazed window to the rear elevation enjoying an attractive garden outlook.

Dining Area

With UPVC double glazed French doors opening onto the rear garden and one double radiator. From the dining area a door opens to a utility cupboard which is plumbed for an automatic washing machine.

From the living room open staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With one single radiator and a fitted carpet

From the landing door to

BEDROOM TWO

13'6" x 8'3"

A second double bedroom with UPVC double glazed window to the front elevation. Door to cupboard providing excellent storage facilities. One single radiator and fitted carpet. This room is presently used as a study/office.

From the landing door to the

BATHROOM

Modern white three piece suite incorporating wash basin with mixer tap, low flush WC and panelled bath with shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls and a chrome heated towel rail/radiator.

From the landing door to

BEDROOM ONE

13'6" x 9'1"

Double bedroom with UPVC double glazed window to the rear elevation overlooking the rear garden. Fitted wardrobes to one wall. One single radiator and fitted carpet.

GENERAL

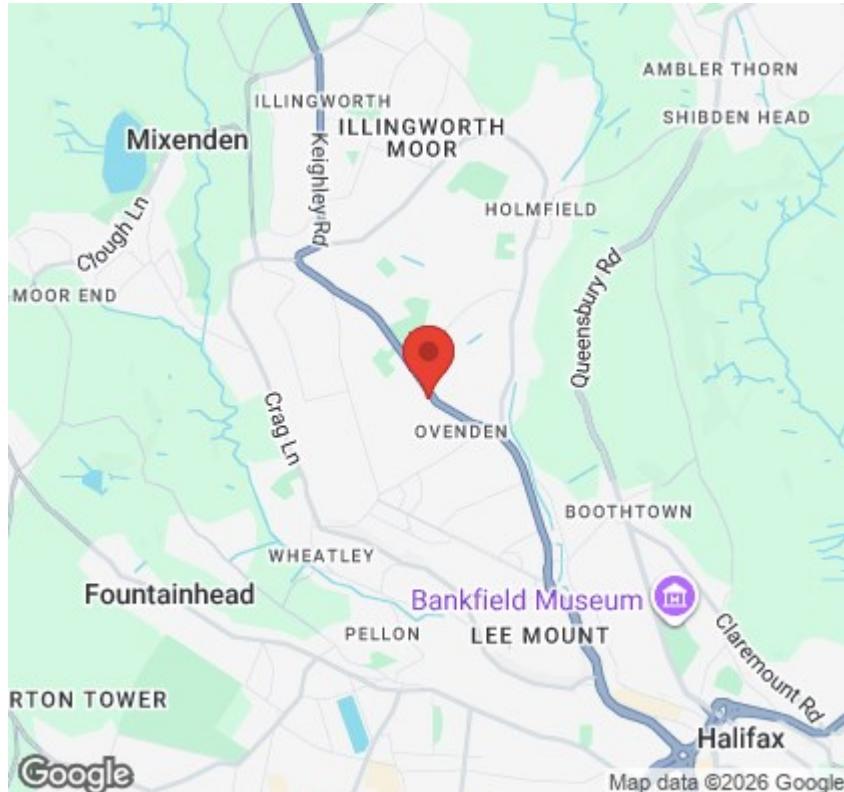
The property has the benefit of all mains services, gas, water and electric, with the added benefit of UPVC double glazing, gas central heating and security alarm system. The property is Freehold and is constructed of artificial stone surmounted by a tiled roof. Council Tax Band A

EXTERNAL DETAILS

To the front of the property there are two designated parking spaces together with a small garden and steps leading to a flagged area which in turn leads to the front entrance door. To the rear there is a larger enclosed garden with flagged patio area, lawn and garden shed. Landscaped areas are situated around the estate and there is a charge of 14.41 per month for the upkeep (Reviewed Annually). The residents also have use of the communal children's play area.

TO VIEW

Strictly by appointment. Please telephone Property at Kemp & Co, Halifax 349222.



Directions

SAT NAV HX2 8BJ

Viewings

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

EPC Rating:

B

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 = 681 Sq. Feet
= 63.3 Sq. Metres



For illustrative purposes only. Not to scale.