

Chapters



**49 ASHFIELD DRIVE
HALIFAX**

£180,000

Welcome to this beautifully presented three bedroom semi detached house located on Ashfield Drive in Halifax. This charming property offers a perfect blend of comfort and convenience, making it an ideal home for a number of buyers. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house boasts three well proportioned bedrooms, ensuring ample space for everyone. The bathroom is thoughtfully designed, catering to all your needs. One of the standout features of this property is the large garden to the rear, offering a wonderful outdoor space and the property also benefits from off road parking for two vehicles, providing convenience and peace of mind. Situated close to local schools and amenities, this home is ideally located for families, with easy access to essential services and recreational facilities. Whether you are looking to settle down or invest, this property presents a fantastic opportunity in a desirable area. In summary, this semi detached house on Ashfield Drive is a delightful find, combining modern living with a lovely outdoor space, all within a community oriented neighbourhood. Do not miss the chance to make this your new home.



• SEMI DETACHED PROPERTY • BEAUTIFULLY PRESENTED THROUGHOUT • OFF ROAD PARKING

Entrance

Entering through a Upvc door into the entrance hallway with feature panelled walls, radiator, stairs leading to the first floor landing and door to:

Living Room

Spacious living room with feature panelled walls, double glazed window to the front of the property, radiator and door leading to:

Kitchen Dining Room

Beautifully presented kitchen with matching wall and base units, granite work tops, kitchen island and bi-folding double glazed doors to the rear of the property. The kitchen has integrated appliances such as a double oven and microwave, washing machine and tumble dryer, dish washer, induction hob and overhead extractor fan. There is space for large a fridge freezer, inset spotlighting, radiator and storage cupboard housing the boiler.

First Floor Landing

First floor landing with double glazed window to the side of the property, feature panelled walls, loft hatch, storage cupboard and doors leading to:

Bedroom One

Double bedroom with double glazed window to the front of the property, built in wardrobes and a radiator.

Bedroom Two

Double bedroom with double glazed window to the rear of the property, radiator and space for free standing furniture.

Bedroom Three

Single bedroom with double glazed window to the front of the property and radiator.

Bathroom

Modern three piece bathroom suite including, bath with overhead shower and glass shower screen, wash basin set to a vanity unit and WC. There are fully tiled walls and flooring, inset spotlighting, frosted double glazed window to the rear of the property and heated towel radiator.

External

To the front of the property there is a lawned garden and a driveway with parking for two cars. To the rear of the property there is a large flagged Indian stone patio area with steps leading up to low maintenance



- FULLY RENOVATED REAR GARDEN • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS

AstroTurf lawn and another Indian stone patio area and a large storage shed. There is gate access to the side of the property from the rear.



• THREE GOOD SIZED BEDROOMS • COUNCIL TAX BAND A

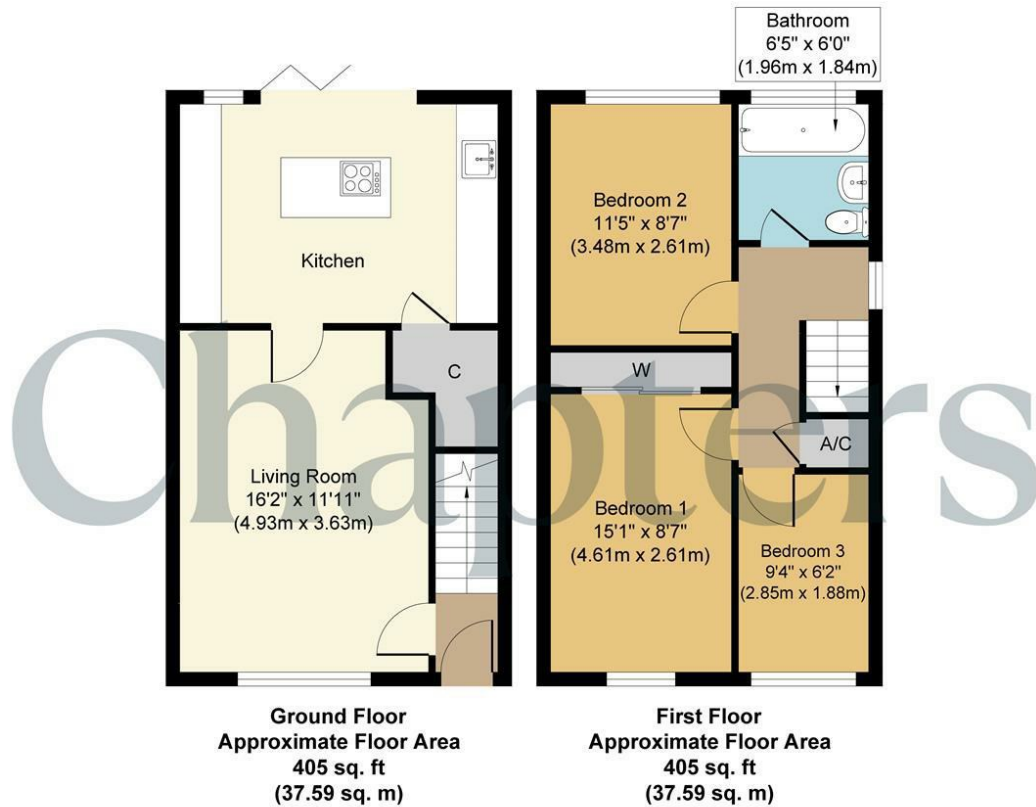




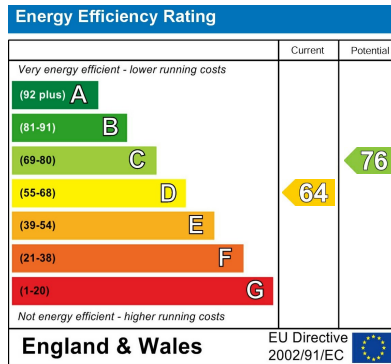
Additional Information

Local Authority - Calderdale
Council Tax - Band A
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure -



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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