

Chapters



11 LEE MOUNT GARDENS HALIFAX

**£156,750
FREEHOLD**

Located in the popular area of Lee Mount Gardens, Halifax, this semi-detached house presents an excellent opportunity for those looking for a family home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

The house has been thoughtfully renovated throughout, giving the feeling of modern living. The stylish design and attention to detail are evident in every corner, providing a warm and inviting atmosphere.

One of the standout features of this property is the generous outdoor space, situated on a desirable corner plot. This large garden has recently been prepared with grass seed, offering buyers the opportunity to enjoy freshly established lawn in the coming months and has ample room for outdoor activities.



• SEMI DETACHED PROPERTY • RENOVATED THROUGHOUT • SEPERATE UTILITY ROOM • TWO GOOD SIZED BEDROOMS

Entrance

Entering through a UPVC door at the side of the property there is a double glazed window and the stair case leading to the first floor landing and doors leading to the living room and the kitchen dining room.

Living Room

There is a double glazed bay window to the front of the property and a radiator.

Kitchen Dining Room

Entering through a wooden door brings you into the kitchen dining room. The kitchen has matching modern wall and base units with tiled splashback, stainless steel sink and draining board, integrated appliances such as oven, gas hob, and overhead extractor hood. There is space for a free standing fridge freezer and a radiator. There is a door that has under stairs storage space and another wooden door leading into the utility room.

Utility Room

The utility room has a double glazed window to the side of the property, a double glazed door leading to the rear of the property. Base units with stainless steel sink and tap, Plumbing for a washing machine, wall mounted extractor fan, radiator and the combi boiler for the property.

First Floor Landing

The first floor landing has a double glazed window to the rear and access to a loft hatch, and doors leading to the two bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom with a double glazed window to the front of the property and a radiator.



Bedroom Two

A double bedroom with a double glazed window to the rear of the property and a radiator.

Bathroom

Three piece suite including wash basin, low flush WC and bath with overhead shower and glass shower screen. There is a wall mounted extractor fan and the walls are made up of UPVC panelling.

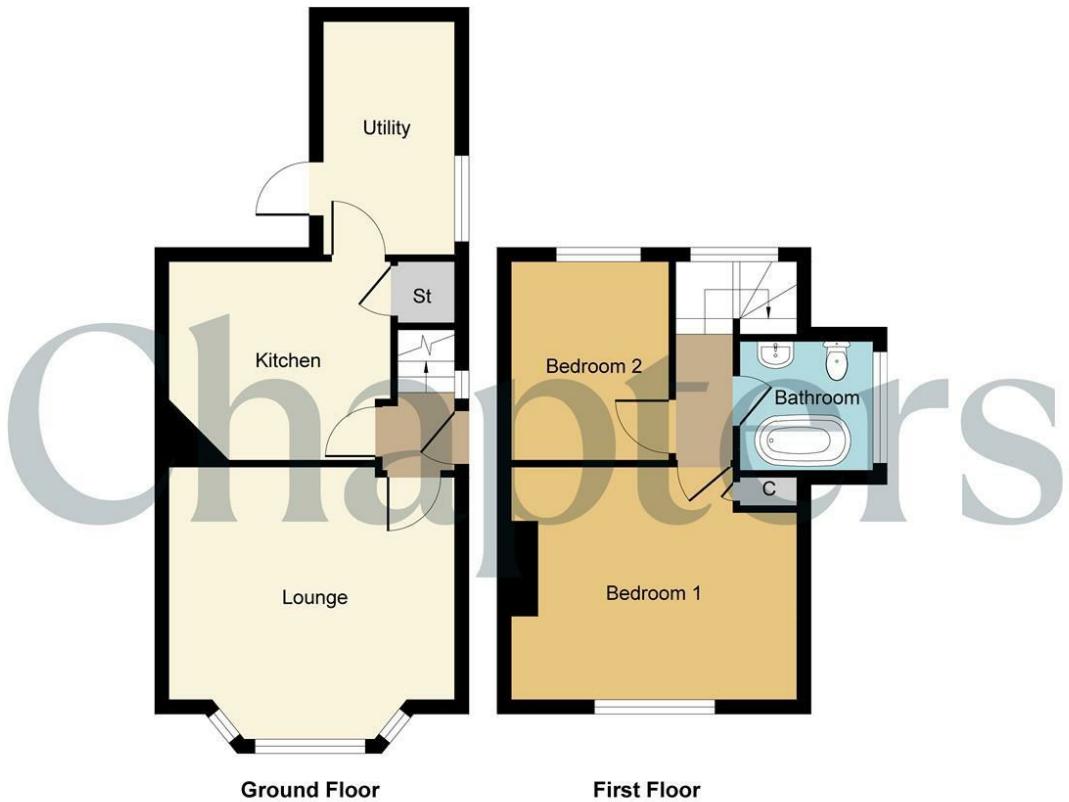
External

To the front of the property there is off road parking available for two cars. Gated access leads to the side and rear enclosed garden which consists of gravelled areas, paved patio, garden shed and potential to maximise the use of outdoor space.



• MORDERN BATHROOM • LARGE CORNER PLOT • SPACOIJUS REAR GARDEN • PARKING
FOR TWO CARS • CLOSE TO LOCAL SCHOOLS AND AMENITIES

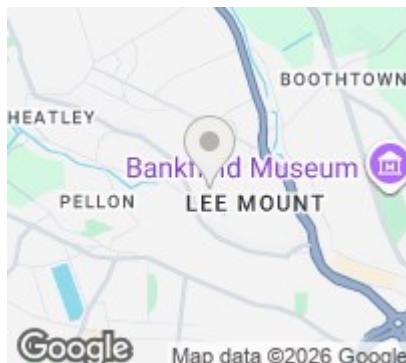




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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