



## 31 THE GARDENS HEATH ROAD, HALIFAX

Situated in this extremely convenient and highly desirable residential location lies this three bedrooomed, period semi-detached property providing ideal family accommodation. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, it has the benefit of a modern open plan dining kitchen and a modern bathroom. The property briefly comprises an entrance hall, lounge with bay window, open plan modern dining kitchen, three bedrooms, a modern bathroom, uPVC double glazing, gas central heating, garden to front and large garden to the rear, and a garage/workshop. This brick-built residence provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy 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 an early appointment to view is essential to avoid disappointment.

**Price Guide: O/A £225,000**

The front entrance door with double glazed window to the side opens into the

#### ENTRANCE HALL

With laminate wood floor, one double radiator, door to under the stairs' cupboard housing the Baxi combination boiler.

From the Entrance Hall a door opens into the

#### LOUNGE 4.60m x 3.48m



With circular bay window to the front elevation incorporating uPVC double glazed units, feature fireplace with pebble effect living flame gas fire with marble inset and hearth, cornice to ceiling, one TV point, one telephone point, one double radiator with cover, and a fitted carpet.

From the Entrance Hall a door opens to the

#### OPEN PLAN DINING KITCHEN 5.50m x 4.39m narrowing to 3.19m



This open plan dining kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, five ring gas hob with extractor in glazed

and stainless-steel canopy above with fan assisted electric oven beneath, integrated fridge freezer, integrated washer and an integrated microwave. uPVC double glazed French doors open onto the south facing rear garden, uPVC double glazed window to the side elevation, uPVC double glazed rear entrance door, inset spotlight fittings to the ceiling, and one double radiator.



From the Entrance Hall a spindled staircase leads to the

#### FIRST FLOOR LANDING

With period leaded and stained-glass window to the side elevation, cornice to ceiling and a fitted carpet.

From the Landing door opens to

#### BEDROOM THREE 1.89m x 2.76m

This single bedroom has a uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

#### BEDROOM ONE 4.39m x 3.48m



With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, built-in wardrobes

to either side of the chimney breast with cupboard space above, one double radiator, cornice to ceiling, inset spotlight fittings, one double radiator, and a fitted carpet.

From the Landing a door opens to

#### **BEDROOM TWO 3.92m x 3.50m**



With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. Access to a converted loft which has a Velux double glazed skylight window and could be converted to a fourth bedroom subject to obtaining the relevant building regulation consent.

From the Landing a panelled door opens into the

#### **BATHROOM**



The bathroom is fitted with a modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with rainfall shower and handheld unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, chrome heated towel rail/radiator and a uPVC double glazed window to the front elevation.

#### **GENERAL**



The property is constructed of brick and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electricity, with the added benefit of uPVC double glazing (except two windows) 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 flagged terraced garden with steps to the front entrance door. To the side of the property there is a shared drive which leads to the detached garage/workshop. To the rear of the property there is a patio area and lawned garden.

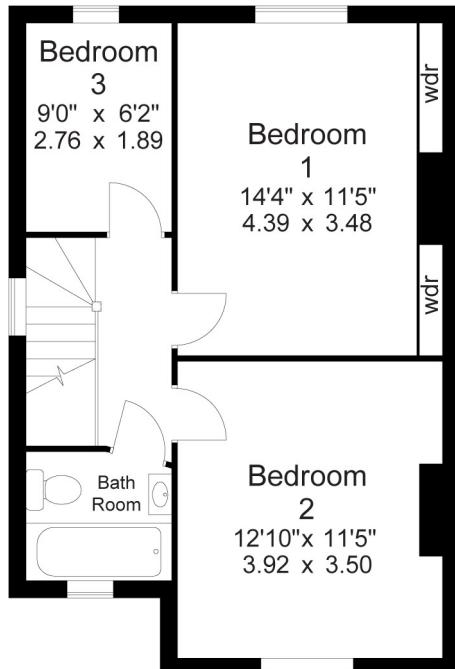
#### **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

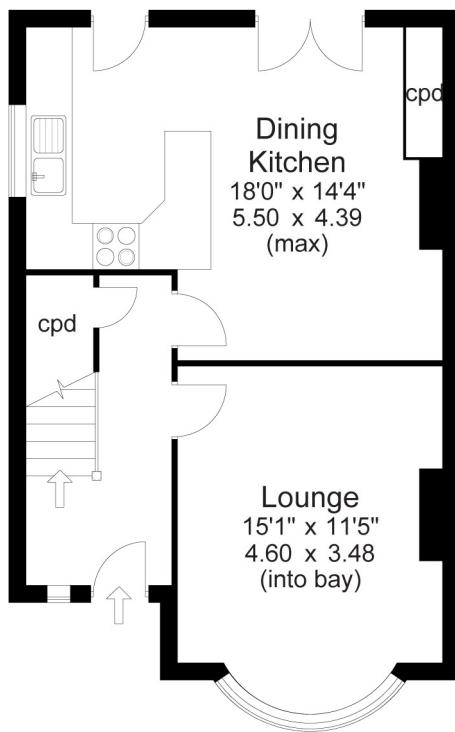
#### **DIRECITONS**

Sat Nav HX1 2PL

Approx Gross Floor Area = 966 Sq. Feet  
= 89.55 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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