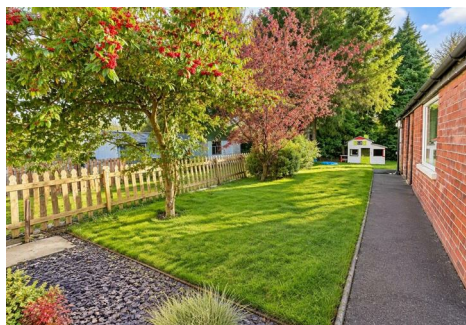




33 The Gardens Heath Road, Halifax, West Yorkshire, HX1 2PL

Offers Around £260,000

- : Highly Desirable Residential Location
- : 3 Bedroomed Family Home
- : Garage, & Gardens
- : uPVC Double Glazing & Gas Central Heating
- : Realistically Priced
- : Easy Access To Halifax Town Centre
- : 2 Reception Rooms
- : Excellent Access To Outstanding Schools
- : Some Cosmetic Attention Required
- : Viewing Essential

33 The Gardens Heath Road, Halifax HX1 2PL

Situated in this highly desirable and much sought-after residential location, within walking distance of Halifax Town Centre, lies this brick-built, three-bedrooms semi-detached residence, providing spacious family accommodation.

The property briefly comprises an entrance hall, two reception rooms, kitchen, three bedrooms, modern bathroom, gardens to front and rear, shared driveway and large garage/workshop, UPVC double glazing and gas central heating.

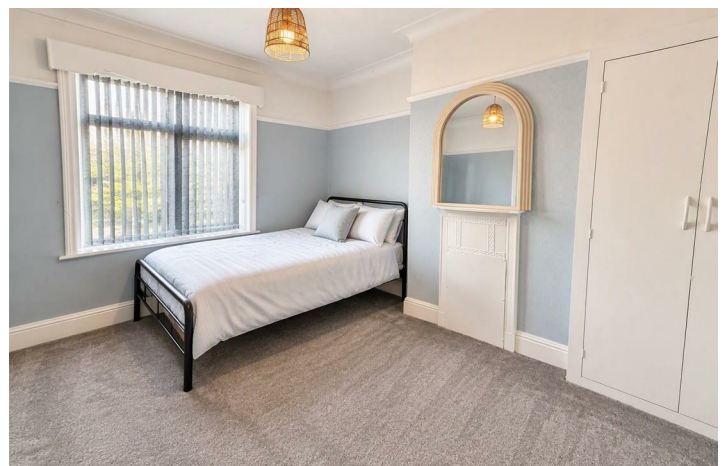
Although the property requires some cosmetic attention, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation provided.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, as well as easy access 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 inspection to view, in order to avoid disappointment, is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

UPVC double-glazed front entrance door, with UPVC double-glazed windows above and to the side, opens into the entrance hall with cornice to ceiling and matching dado rail, one single radiator, door to under-stairs cupboard providing useful storage facilities and a fitted carpet.

From the entrance hall door to the

LOUNGE

15'1" x 11'6"

With circular bay window to the front elevation incorporating UPVC double-glazed units, cornice to ceiling, one double radiator and a fitted carpet.

From the entrance hall door to the

DINING ROOM

11'5" x 14'9"

With UPVC double-glazed door opening onto the rear garden. To one side of the chimney breast there is a built-in cupboard with fitted shelves and period leaded and stained-glass doors. Electric fire on marble hearth, one double radiator and a fitted carpet.

From the entrance hall door to the

KITCHEN

Being fitted with a range of wall and base units incorporating matching work surfaces, stainless steel single drainer sink unit with mixer tap, gas cooker and plumbing for an automatic washing machine.

The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, UPVC double-glazed window to the side elevation, UPVC double-glazed rear entrance door and one double radiator.

From the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With UPVC double-glazed window to the side elevation, access to loft and a fitted carpet.

From the landing door to

BEDROOM THREE

8'11" x 6'2"

This single bedroom has a UPVC double-glazed window to the rear elevation, Ideal gas central heating boiler, one double radiator and a fitted carpet.

From the landing door to

BEDROOM ONE

13'11" x 11'5"

This double bedroom has a UPVC double-glazed window to the rear elevation, cornice to ceiling, wall-mounted TV fittings, one double radiator and a fitted carpet.

From the landing door to

BEDROOM TWO

12'10" x 11'5"

This second double bedroom has a UPVC double-glazed window to the front elevation, cornice to ceiling with matching picture rail, period cast-iron fireplace to the chimney breast, built-in wardrobe to one side of the chimney breast, one double radiator, wall-mounted TV fittings and a fitted carpet.

From the landing door to the

BATHROOM

With modern white three-piece suite incorporating pedestal wash basin, low flush W.C. and panelled bath with Mira shower unit. The bathroom is wet-boarded and tiled with a matching panelled ceiling, UPVC double-glazed window to the front elevation and a chrome heated towel rail/radiator.

GENERAL

The property is constructed of brick and is 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 and gas central heating.

TENURE: Freehold

COUNCIL TAX BAND: C

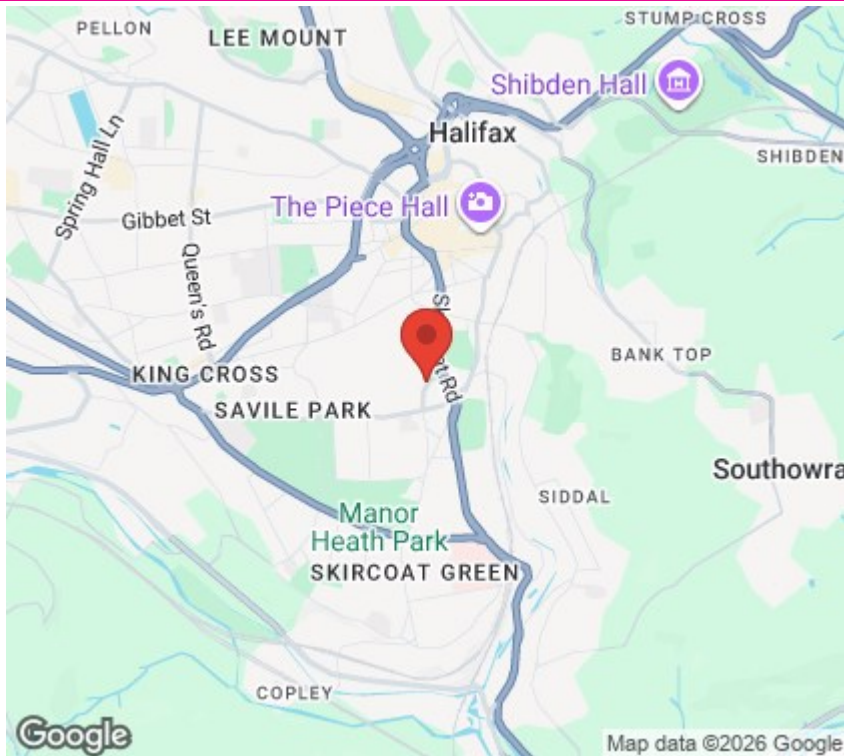
EXTERNAL DETAILS

FRONT GARDEN

To the front of the property there is a flat garden with mature shrubs, together with a pathway and steps leading to the front entrance door. To the side of the property there is a shared tarmac driveway leading to a large garage and workshop, with electric up-and-over door, power and light. To the rear of the property there is a large lawned garden with mature trees, plants and shrubs.

VIEWING

Strictly by appointment. Please telephone property@kemp&co on Halifax 349222.



Directions

SAT NAV HX1 2PL

Viewings

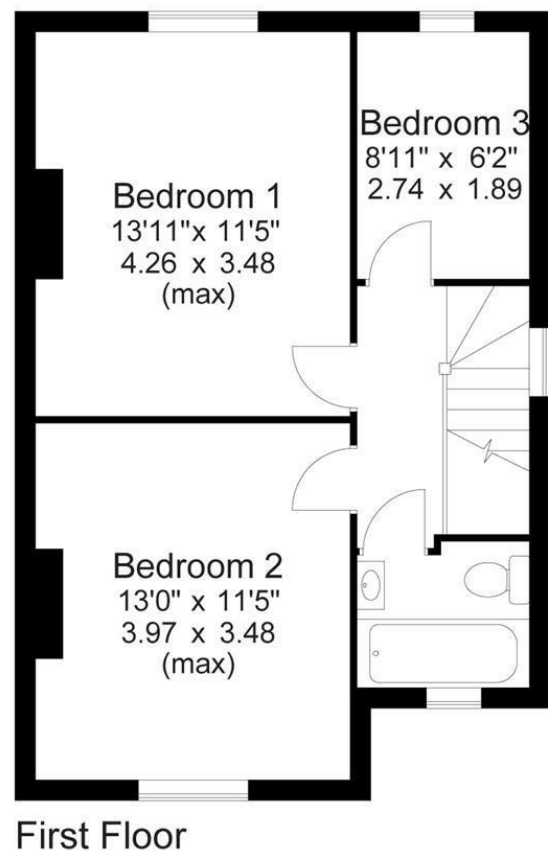
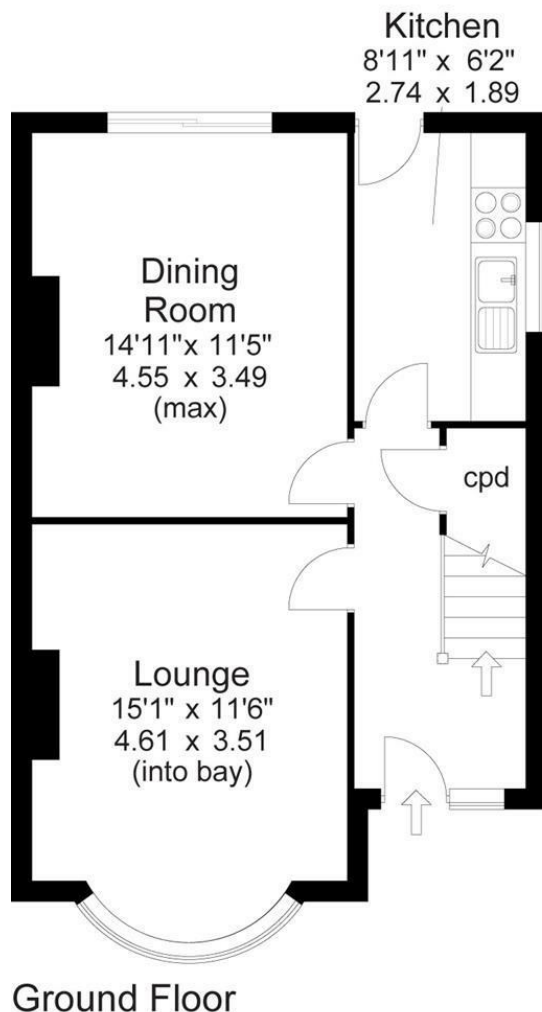
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(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 = 949 Sq. Feet
= 88.1 Sq. Metres



For illustrative purposes only. Not to scale.