Property@Kemp&Co









49 The Gardens Heath Road, Halifax, HX1 2PL

Offers Over £260,000

- Desirable Residential Location
- 2 Reception Rooms
- Large Garden To The Rear
- Requires Modernising
- Realistically Priced
- Period Semi Detached Property
- 3 Bedrooms
- Easy Access To Halifax Town Centre
- uPVC Double Glazing & Gas Cenral Heating
- Viewing Strongly Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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49 The Gardens Heath Road, Halifax HX1 2PL

Situated in one of Halifax's premier residential locations lies this spacious three bedroomed period semi-detached property, providing attractive family accommodation.

Although the property requires a certain amount of modernisation, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation provided, which briefly comprises an entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, gardens, shared driveway leading to a detached garage, UPVC double glazing and gas central heating.

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.

An early inspection to view is strongly recommended in order to avoid disappointment.

3 1 2

Council Tax Band: C







ENTRANCE HALL
Front entrance door opens into the entrance hall with cornice to ceiling, UPVC double glazed window to the side elevation, one single radiator and a fitted carpet. Door opens to an understairs cupboard providing useful storage facilities and housing the electric meter.

From the entrance hall door to the

DINING ROOM
12'6" x 11'6"
The dining room has a UPVC double glazed window to the front elevation, feature period fireplace to the chimney breast with marble inset and hearth incorporating a coal effect living flame gas fire, cornice to ceiling, one single radiator, one TV point and a fitted carpet.

From the entrance hall door to the

LOUNGE
11'5" x 14'10"
This spacious lounge has a UPVC double glazed window to the rear elevation overlooking the rear garden. Feature fireplace with marble inset and hearth incorporating a Cannon gas fire, cornice to ceiling, one single radiator and a fitted carpet.

From the entrance hall door to the

KITCHEN
The kitchen is fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in pull-out canopy above and a fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls and a pine panelled ceiling. Plumbing for an automatic washing machine, UPVC double glazed window to the side elevation and a UPVC double glazed side entrance door.

From the entrance hall stairs with a fitted carpet lead to the

FIRST FLOOR LANDING
The landing has a UPVC double glazed window to the side elevation and access to a fully insulated loft.

From the entrance hall door opens to

BEDROOM ONE
14'11" x 11'7"
This spacious double bedroom has a UPVC double glazed window to the rear elevation overlooking the attractive rear garden. Built-in wardrobes to two walls with matching chest of drawers, dressing table and bedside cabinets, one single radiator and a fitted carpet.

from the landing door to

BEDROOM TWO
11'6" x 12'6"
This second double bedroom has a UPVC double glazed window to the front elevation. To either side of the chimney breast there are built-in wardrobes with cupboard space above, one single radiator and a fitted carpet.

From the landing door opens to

BEDROOM THREE
8'11" x 5'11"
This single bedroom has a UPVC double glazed window to the rear elevation and a fitted carpet.

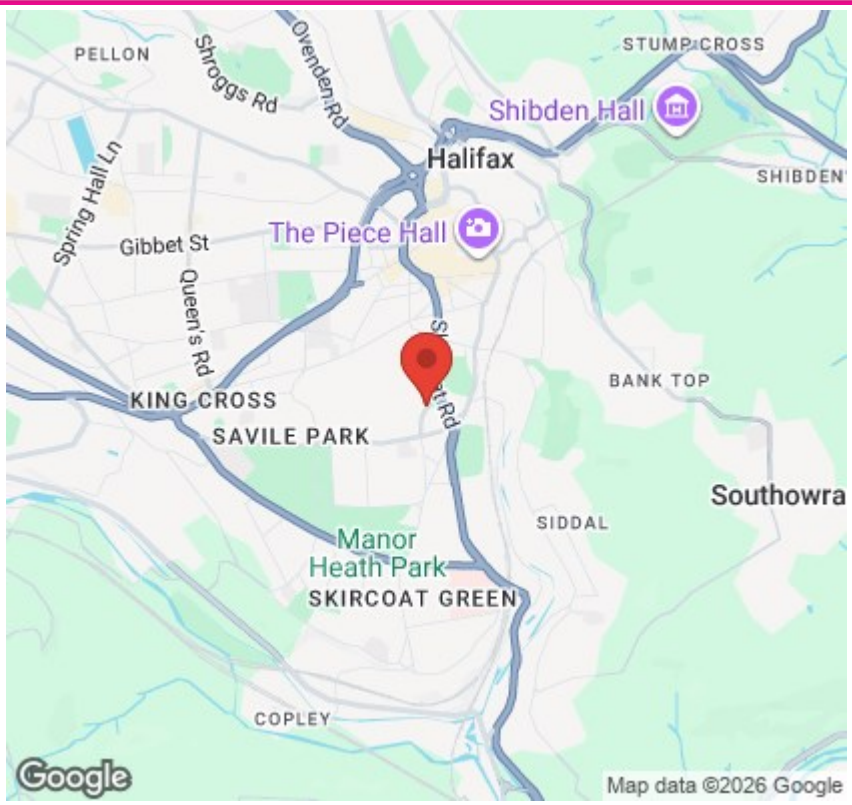
From the landing door opens to the

BATHROOM
The bathroom has a three piece suite in Sun King shade incorporating pedestal wash basin, low flush WC and panelled bath with Mira shower unit. The bathroom is extensively tiled and has a UPVC double glazed window to the side elevation and a period leaded stained glass circular window to the front elevation. Double doors open into a cylinder cupboard with airing shelves above, one single radiator and a fitted carpet.

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 electric, with the added benefit of UPVC double glazing and gas central heating. The property is Freehold. and is in Council Tax Band: C

EXTERNAL DETAILS
To the front of the property there is a block paved area with a block paved shared driveway which continues to the side of the property and leads to the detached garage with an up and over door.
To the rear of the property there is a large garden with a flagged patio area, a lawned garden incorporating mature plants and shrubs. The garden continues to the rear of the garage where there is a further lawned area with mature plants and shrubs.

TO VIEW
Strictly by appointment, please telephone Property@Kemp & Co on 01422 349222



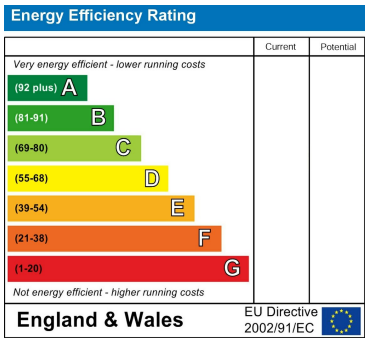
Directions

SAT NAV HX1 2PL

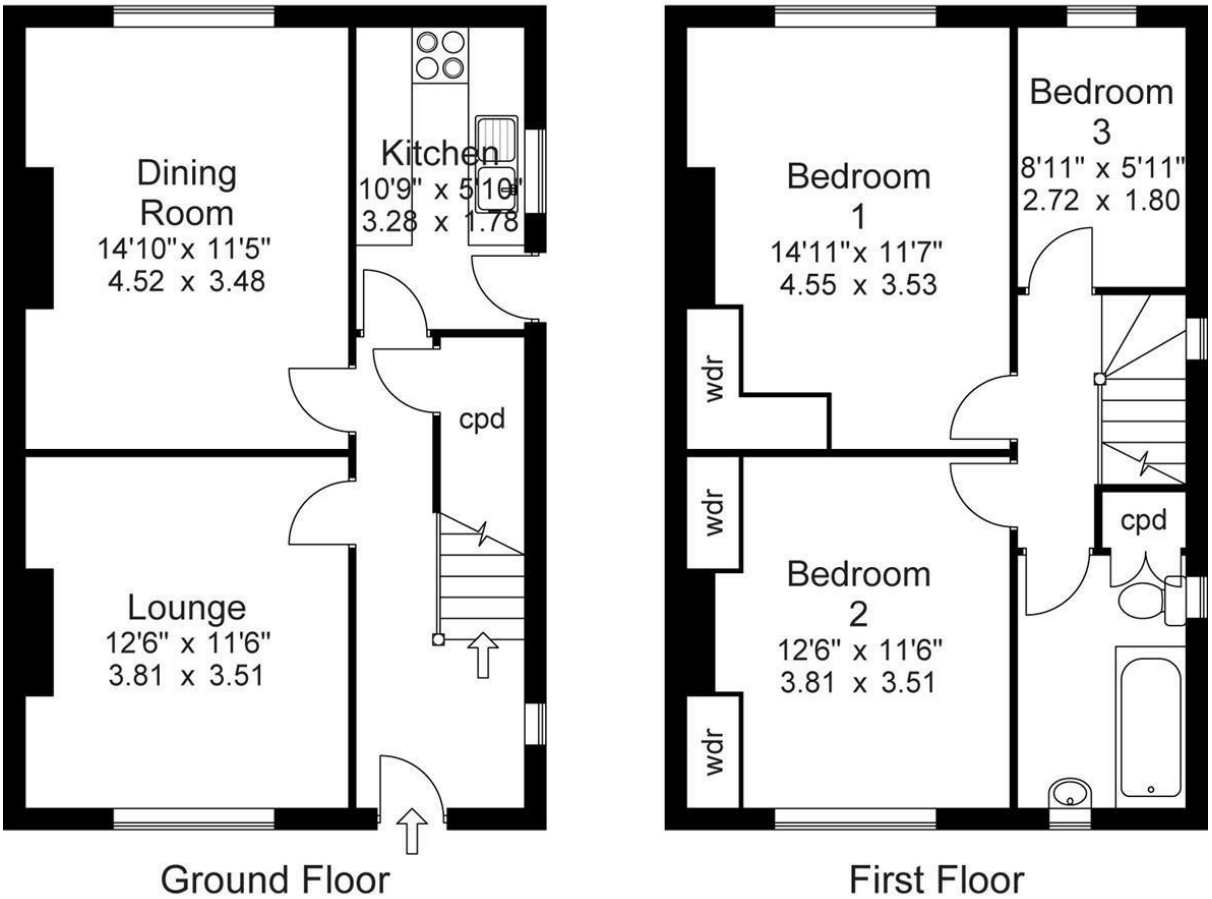
Viewings

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

EPC Rating:



Approx Gross Floor Area = 985 Sq. Feet
= 91.5 Sq. Metres



For illustrative purposes only. Not to scale.

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