



Siddal Grove, HALIFAX, HX3 9AQ

welcome to

Siddal Grove, HALIFAX

Sold with no onward chain is this three bedroom mid-terrace property, Offers Over £150,000. Recently Renovated and presented to an excellent standard. Situated close to schools, amenities and public transport links with access to the town centre. Call us now to view.



Entrance Porch

Enter the property through the porch which has a composite door, double glazed windows and provides access to another door which leads to the lounge.

Lounge

15' 5" x 14' 1" (4.70m x 4.29m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point, two wall lights and gas central heating radiator. With an electric fire, exposed stone with mantle and the lounge itself has carpeted flooring and also a twin socket above the fireplace for a TV.

Kitchen

12' 1" x 7' 10" (3.68m x 2.39m)

Modern fitted kitchen with wall & base units, complementary work surfaces over incorporating a stainless steel sink and drainer. There is a double glazed window to the front elevation, ceiling spotlights, gas central heating radiator and a sliding door. With an integrated fridge freezer, oven and hob with extractor hood and plumbing for either a washing machine or dishwasher. The kitchen itself has tiled flooring.

First Floor Landing

With carpeted flooring, two ceiling light points and benefitting from built in storage space.

Bedroom One

15' 5" x 9' 7" (4.70m x 2.92m)

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring. There is electrical sockets on the walls high up for a TV.

Bedroom Two

9' 2" x 7' 11" (2.79m x 2.41m)

With carpeted flooring, gas central heating radiator, ceiling light point and carpeted flooring. There are electrical sockets on the walls high up for a TV.

Shower Room

The modern shower room comprises of a low level wc, wash hand basin with vanity unit and a walk in shower. There is a double glazed window to the front elevation, ceiling spotlights, extractor fan and gas central heating towel rail. The shower room itself has tiled flooring.

Bedroom Three

14' 9" x 9' 11" (4.50m x 3.02m)

Located on the lower ground floor is an occasional room which could be used as a study, dressing room, or hobby space and there is plumbing for a washing machine. There is a door leading to an en-suite which comprises of a low level wc, wash hand basin and shower cubicle. There is electrical sockets on the walls high up for a TV.

Utility Room

13' 11" x 2' 6" (4.24m x 0.76m)

Located on the lower ground floor and accessed from the occasional room is a handy and practical utility room.

Externally

The property benefits from a good sized paved yard which is also fenced for privacy. There is also on street parking.



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welcome to

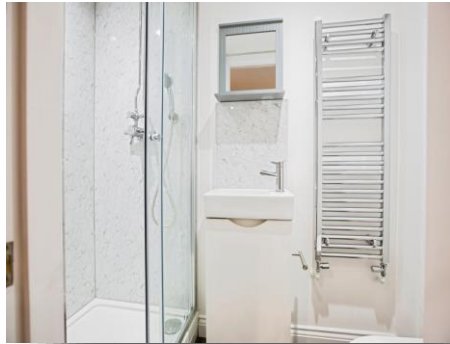
Siddal Grove, HALIFAX

- FULLY RENOVATED THROUGHOUT PRESENTED TO A GREAT STANDARD
- SIDDAL LOCATION SITUATED CLOSE TO SCHOOLS & AMENITIES
- GREAT FIRST TIME BUYER OPPORTUNITY
- GOOD SIZED PAVED & FENCED PRIVATE YARD
- THREE BEDROOM MID-TERRACE PROPERTY

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115512 - 0005

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