



9 Nursery Grove, Halifax, HX3 5SY

£165,000

- TWO/THREE BEDROOM SEMI DETACHED
- SINGLE DETACHED GARAGE
- UPVC DOUBLE GLAZING
- CUL-DE-SAC LOCATION
- POTENTIAL TO UPDATE
- LARGE BLOCK-PAVED DRIVEWAY
- GAS CENTRAL HEATING
- CONSERVATORY TO THE REAR
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING ADVISED

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**** TWO/THREE BEDROOM SEMI DETACHED ** PARKING FOR SEVERAL CARS ** GARAGE & GARDENS ** CONSERVATORY **** Bronte Estates are pleased to offer for sale this semi detached property in the Ovenden area of Halifax. Situated close to local schools, bus routes, supermarkets and with easy access to Halifax town centre. Benefitting from gas central heating, UPVC double glazing and briefly comprising of an entrance hall, lounge with double doors to the dining-kitchen, conservatory, two first floor double bedrooms, bathroom and a converted attic room. Although some cosmetic updating is required the property offers great potential. Arrange your viewing now!



Council Tax Band: B



Entrance Hall

11'4 x 5'1

UPVC front entrance door, laminate flooring, stairs leading off to the first floor and doors to the lounge and dining-kitchen. Central heating radiator.

Lounge

13'3 x 10'11

Bay window to the front elevation, period style fireplace with a granite hearth and an inset living flame gas fire. Central heating radiator and double doors to:

Dining-Kitchen

17'4 x 8'9

Designated kitchen area and a separate space for dining with French doors leading to the conservatory. The kitchen area has a range of fitted base and wall cabinets, laminated work surfaces and splash-back wall tiling. Integrated double electric oven & grill, four ring gas hob and an extractor above. Stainless steel sink & drainer, plumbing for a washing machine, useful pantry/storage cupboard and a side entrance door. Central heating radiator.

Conservatory

110 x 9'0

UPVC conservatory with double doors leading to the rear garden, laminate flooring and a central heating radiator.

First Floor

Landing area with a window to the side elevation and stairs leading off to the loft room.

Bedroom One

18'1 x 11'10 max

A spacious double bedroom with three double fitted wardrobes, two windows to the front elevation and two central heating radiators. It may be possible to split this room to create an additional small bedroom, as neighbouring properties have done.

Bedroom Two

11'5 max x 8'5

Window to the rear elevation, central heating boiler and a useful under-stairs storage area. Central heating radiator.

Bathroom

A fully tiled bathroom comprising of a panelled bath with a thermostatic shower over, washbasin with storage below and a low flush WC. Chrome heated towel rail and a window to the rear elevation.

Loft Room

13'2 x 11'0

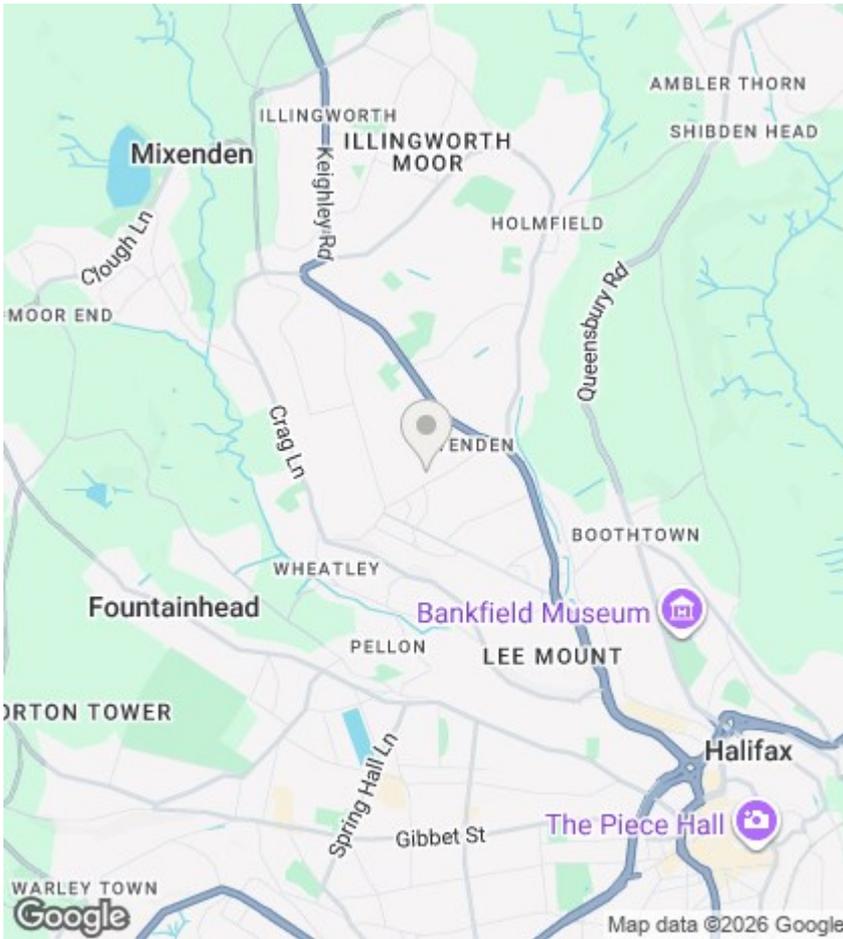
Accessed via a paddle staircase from the landing. Two Velux roof windows and a central heating radiator.

External

To the front is an open plan block paved driveway that runs down the side of the house with parking for several cars. To the rear is a detached single garage with a recent new roof and new 'up and over' door. The rear garden is fully enclosed and comprises of a paved area, lawn and a garden shed.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	