



**Alder Grove, HALIFAX HX2 9RN**

**welcome to**

**Alder Grove, HALIFAX**

Situated in a popular residential area of Halifax, this well-presented three-bedroom detached property offers spacious accommodation ideal for families. The home benefits from a driveway providing off-road parking and a rear patio area,



**Porch / Office**

6' 10" x 6' 4" ( 2.08m x 1.93m )

**Hallway****Lounge**

16' 6" x 11' 7" ( 5.03m x 3.53m )

**Dining Room**

17' 2" x 12' 3" ( 5.23m x 3.73m )

**Utility**

10' 11" x 5' 9" ( 3.33m x 1.75m )

**Kitchen**

14' 6" x 10' 1" ( 4.42m x 3.07m )

**Landing****Bedroom One**

16' 6" x 10' 3" ( 5.03m x 3.12m )

**Bedroom Two**

11' x 10' 4" ( 3.35m x 3.15m )

**Bedroom Three**

10' 4" x 6' 7" ( 3.15m x 2.01m )

**Bathroom****Garage**

14' x 9' 4" ( 4.27m x 2.84m )

**Externally**

Externally, the property benefits from a driveway providing off-road parking, while to the rear there is a pleasant patio area which is perfect for outdoor dining

**Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

## Alder Grove, HALIFAX

- THREE-BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FOR GROWING FAMILIES
- MODERNISED THROUGHOUT
- EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY, A REAR PATIO AND A GARAGE.
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115847 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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