Chapters



35 ROUND HILL
HALIFAX

£295,000
FREEHOLD

Situated in the popular area of Round Hill, Halifax, this well proportioned semi detached house offers a practical and spacious home for families. The property provides four good sized bedrooms, along with two reception rooms offering flexible living and dining space. There is also a well appointed bathroom and useful storage throughout. Externally, the property benefits from generous off road parking for multiple cars, as well as a detached garage providing additional storage or potential workshop space. The house is conveniently located for local schools and amenities, with good access to the surrounding area. Set within an established residential neighbourhood, it offers a good combination of space, parking and convenience. Overall, this is a well sized family home with plenty of useful features. Don't miss the opportunity to make this property your next home.





• LARGE FAMILY HOME • SEMI DETACHED PROPERTY • POPULAR RESIDENTIAL AREA • FOUR BEDROOMS

Entrance

Entering through a UPVC door into the entrance hallway, with double-glazed window to the front aspect, inset spotlighting, radiator and useful understairs storage cupboard. Doors leading to -

Living Room

A large and welcoming living room featuring a double-glazed window to the front aspect, two radiators and a modern electric feature fire. Double-glazed French doors provide access to the rear, complemented by wall lighting.

Kitchen

Fitted with matching wall and base units, complemented by a stainless steel sink with draining board. Two double-glazed windows overlook the rear, with a UPVC door providing access to the rear. The kitchen benefits from a double oven with induction hob, inset spotlighting and space for a fridge freezer. There is plumbing for a washing machine and dishwasher, together with space for a tumble dryer.

Dining Room

A well-proportioned dining room featuring a double-glazed window to the front aspect and radiator. The room provides ample space for a large dining table and chairs, with stairs rising to the first-floor landing.

First Floor Landing

The first-floor landing features a loft access point, useful built-in storage cupboard and doors leading to the various first-floor rooms.

Bedroom One

A large double bedroom featuring a double-glazed window to the front aspect, radiator and useful built-in sliding wardrobes. The room provides ample space for freestanding furniture and benefits from an additional loft access point.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the rear aspect, radiator and inset spotlighting. The room provides ample space for freestanding furniture.

Bedroom Three

A well-proportioned double bedroom featuring a double-glazed window to the front aspect and radiator. The room provides ample space for freestanding furniture.





• LARGE LIVING ROOM • SEPERATE DINING ROOM • OFF ROAD PARKING • DETACHED GARAGE • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Bedroom Four

A well-proportioned double bedroom featuring a double-glazed window to the rear aspect and useful built-in storage cupboards.

Bathroom

A modern bathroom featuring fully tiled flooring and walls, with a heated towel radiator and frosted double-glazed window to the rear aspect. The suite comprises a bath with overhead shower, WC and wash basin set within a vanity unit. Inset spotlighting completes the room.

External

To the front of the property is off-road parking for two cars, complemented by mature shrubs and trees, a flagged patio area and established hedging.
To the side is a decked pathway extending the length of the property, with mature shrubs leading around to the rear garden. The rear garden features a paved patio area and astro turf, providing a low-maintenance outdoor space. There is also a summer house benefiting from power and lighting. A detached garage is located to the rear, with a driveway providing parking for one car. The garage itself offers additional parking space for a further vehicle and benefits from power and lighting.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.






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LLANFIELDS





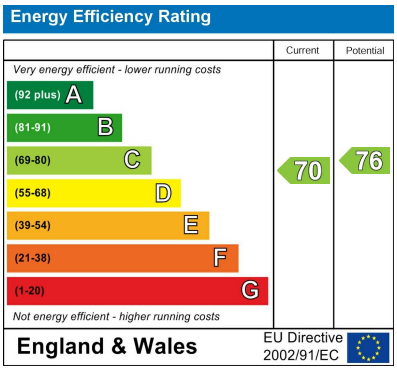


Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment			

Only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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