

Chapters



**201 MOOR END ROAD
HALIFAX**

**£245,000
FREEHOLD**

Set in a popular location on Moor End Road, Halifax, this well-presented two-bedroom semi-detached bungalow offers spacious and modern accommodation, with the added benefit of impressive views across the valley. The property has been renovated throughout and offers a comfortable, contemporary home ready to move into. The accommodation includes a generous reception room, two good-sized bedrooms and a modern bathroom. To the rear of the property is off-road parking, providing a valuable and convenient feature, while the elevated position allows for far-reaching views across the surrounding valley. The property also offers potential to create additional living accommodation within the attic space, providing an exciting opportunity for those looking to further enhance and increase the living space within the home. Moor End Road is well placed for access to a range of local amenities and transport links, making this an attractive option for those looking to enjoy single-level living without compromising on space or location. Whether you're a first-time buyer, looking to downsize or simply searching for a well-presented bungalow in a popular area, this property is well worth viewing. Do not miss the chance to make this charming bungalow your new home.



• SEMI DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • RENOVATED
THROUGHOUT • POTENTIAL FOR LOFT CONVERSION

Entrance

Entering through a composite door and through a double-glazed glass door into the entrance hallway, with radiator, loft hatch with drop-down loft ladder, built-in storage cupboard and doors leading to -

Living Room

Spacious living room with a double-glazed window to the front, enjoying far-reaching views over the valley, gas fire with surround, wall lighting and radiator.

Kitchen Dining Room

Modern fitted kitchen with matching wall and base units, integrated appliances including oven, gas hob with overhead extractor hood, washing machine and fridge freezer. Double-glazed window to the side and UPVC door providing access to the side. The dining area offers space for a dining table and chairs, with a double-glazed window to the front enjoying far-reaching views over the valley and radiator.

Bedroom One

Double bedroom with a double-glazed window to the rear, fitted wardrobes and radiator.

Bedroom Two

Double bedroom with a double-glazed window to the rear, fitted wardrobes and radiator.

Bathroom

Part-tiled bathroom with walk-in shower, WC and wash basin set within a vanity unit. Heated towel radiator, frosted double-glazed window to the rear and extractor fan.

External

To the front of the property is a lawned area with mature shrubs and trees, with steps leading down to the public pavement. A pathway leads around to the side and rear of the property.

To the rear is a lawned and pebbled area, with a pathway leading to the detached garage. There is also a parking space for one car, accessed via a private road to the rear of the property. The detached garage benefits from power and lighting and provides excellent storage space.



- OFF ROAD PARKING TO THE REAR • GARDEN TO THE FRONT AND REAR • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS



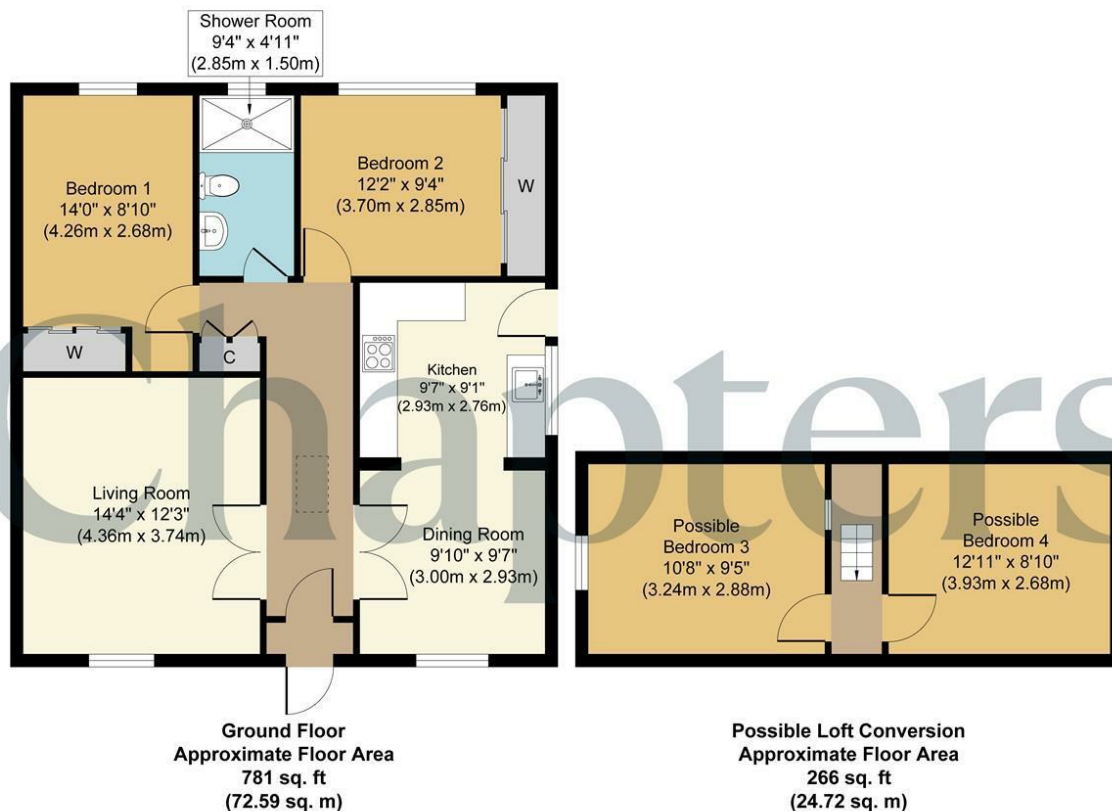




Additional Information

Local Authority - Calderdale
Council Tax - Band C
Viewings - By Appointment
Only

Floor Area - 904.18 sq ft
Tenure - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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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