



28 Northedge Park, Halifax, Yorkshire, HX3 8JW

£1,500

A delightful three-bedroom extended semi-detached home family home. This property is situated in the popular village of Hipperholme within easy reach of shops, pubs and cafes. The property has off-road parking and a garage.

****AVAILABLE FOR IMMEDIATE OCCUPATION!****

This delightful property comprises of three bedrooms, a Kitchen breakfast room, a snug, living room, WC, a family bathroom and an en-suite shower room.

Living room

Carpeted flooring with wall-mounted electric fire.

Kitchen/Breakfast room

Fully fitted kitchen with a range of floor and wall-mounted storage units. Gas range cooker, granite worktops, Island with bar stools, integrated dishwasher. Open plan leading to the snug.

Snug

Bi-fold doors lead to the rear garden.

Main bedroom

Double-size room with walk-in wardrobe, en-suite shower room.

Bedroom

Double size room with fitted wardrobes

Bathroom

Panelled bath with thermostatically controlled mixer shower. Wash basin and low level flush WC.

Bedroom

Single room

Outside

To the front off road parking for 2/3 cars. To the rear, there is a private garen with a patio and artificial grass.

Please note that some of the images used are stock images only. The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

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