



11 BRAMBLE CLOSE WHITEGATE, HALIFAX

Situated in this popular and convenient residential location, lies this three bedroomed semi-detached residence providing family accommodation and enjoying superb panoramic views to the rear. The property briefly comprises an entrance hall, downstairs cloakroom, fitted kitchen, lounge, three good sized bedrooms, master with en suite, bathroom, garden, uPVC double glazing, gas central heating, and off road parking. The property provides excellent access to the local amenities of Siddal as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: O/A £175,000

The front entrance door opens into the

ENTRANCE HALL

With fitted carpet, one single radiator. From the Entrance Hall a door opens to

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising pedestal wash basin and low flush WC, one single radiator and an extractor fan.

From the Entrance Hall a door opens into the

KITCHEN 1.94m x 3.13m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above, fan assisted electric oven and grill, and plumbing for an automatic washing machine. Door to cupboard housing the Ideal combination boiler. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the front elevation,

From the Entrance Hall a door opens into the

LOUNGE 5.70m into bay window x 4.15m



With square bay window to the rear elevation incorporating uPVC double glazed units and doors opening onto a decked balcony enjoying superb panoramic views. There is a feature fireplace incorporating marble inset and hearth with coal effect living flame gas fire, cornice to ceiling, one double radiator and a fitted carpet. Door to under stairs cupboard providing useful storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet, one single radiator. From the Landing a door opens to

BEDROOM TWO 4,16m x 2.98m



With uPVC double glazed window to the rear elevation enjoying superb panoramic views, one single radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Mira shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the side elevation.

From the Landing a door opens to

BEDROOM THREE 4.15m x 2.79m



With two uPVC double glazed windows to the front elevation, one single radiator and a fitted carpet.

From the First Floor Landing stairs with fitted carpet lead to a

SMALL SECOND FLOOR LANDING

With panelled door to

BEDROOM ONE 3.14m x 5.40m



With uPVC double glazed window to the front elevation, door to storeroom, one single radiator and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit, one single radiator and Velux double glazed skylight window.



From the Landing a door opens to a

STOREROOM 1.79m x 2.27m

With fitted carpet and providing excellent storage facilities

GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property has recently been re-decorated and re-carpeted. The property is Freehold and in council tax band B

EXTERNAL

To the front of the property there is an external store and small garden with drive providing off road parking to the side. To the rear of the property there is an enclosed south facing garden with a raised balcony and patio area.



TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

Sat Nav HX3 9EL

"DoubleClick Insert FloorPlan"

K227 Printed by Ravensworth 01670 713330