



“WESTFIELD” TOWNGATE, SOUTHOWRAM

Situated in this extremely popular and convenient residential location, lies this three bedroomed detached bungalow providing deceptively spacious accommodation. Although the property requires cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises an entrance hall, two reception rooms, a modern fitted kitchen, conservatory, three bedrooms, bathroom, a separate toilet and gardens. This period bungalow is set in its own mature gardens and provides excellent access to Halifax, Brighouse, and the local amenities of Southowram. Very rarely does the opportunity arise to purchase a three bedroomed detached bungalow in this highly desirable location and as such an early appointment to view is strongly recommended.

Price Guide: O/A £290,000

The uPVC double glazed front entrance door opens into the

ENTRANCE PORCH

With door to

ENTRANCE HALL

With one single radiator and a fitted carpet. Access via a loft ladder to a fully insulated and partially boarded loft providing excellent storage facilities.

From the Entrance Hall a door opens into the

LOUNGE 4.90m x 4.87m



With circular bay window to the front elevation incorporating uPVC double glazed units with a further uPVC double glazed window to the side elevation, feature stone fireplace with Cornish slate hearth, cornice to ceiling, wall mounted TV fittings, radiator, and a fitted carpet.

From the Entrance Hall a door opens into the

DINING ROOM 3.33m x 3.65m

With brick fireplace incorporating an electric living flame fire and a fitted carpet.

From the Dining Room and archway through to the

MODERN FULLY FITTED KITCHEN 4.34m x 2.62m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, electric cooker with stainless steel splash back and extractor in stainless steel canopy above, integrated dishwasher and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and two uPVC double glazed windows to the rear elevation.

From the Dining Room a sliding uPVC double glazed door opens to the

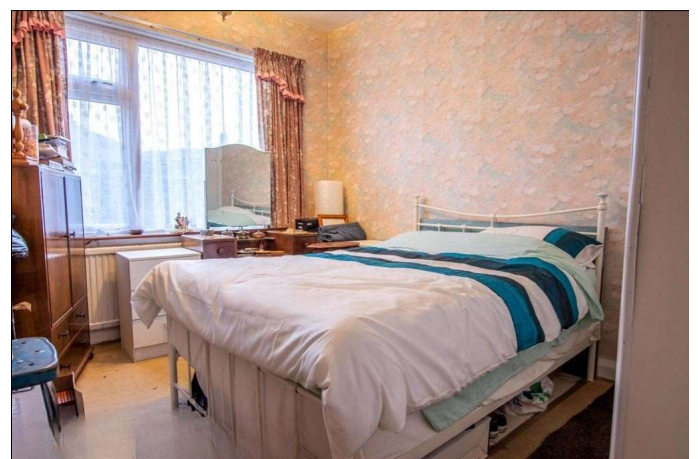
CONSERVATORY 3.63m x 3.73m



With uPVC double glazed windows to three elevations with French doors opening onto the rear garden. One double radiator, one telephone point, one TV point, and a fitted carpet.

From the Entrance Hall a door opens into

BEDROOM TWO 3.03m x 3.81m



With uPVC double glazed window to the front elevation, built-in wardrobes to one wall with cupboard space above, one single radiator and a fitted carpet.

From the Entrance Hall a door opens into

BEDROOM ONE 3.78m x 5m into bay window



With circular bay window to the front elevation incorporating uPVC double glazed units, two double radiators.

From the Entrance Hall a door opens into

BEDROOM THREE 3.62m x 2.52m

With uPVC double glazed window to the side elevation, built-in wardrobes with cupboard space above and fitted shelves to one wall, one single radiator and a fitted carpet.

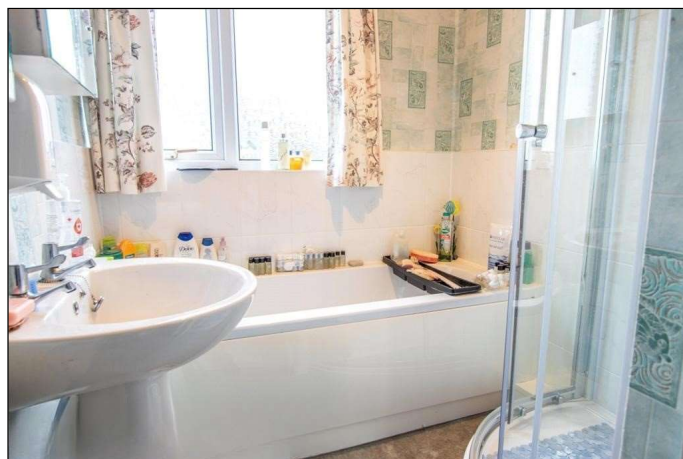
From the Entrance Hall a door opens to the

SEPARATE TOILET

With low flush WC, uPVC double glazed window to the rear elevation.

From the Entrance Hall a door opens to

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and corner shower cubicle with shower unit. The bathroom is tiled around the bath and shower with complementing wallpaper to the remaining walls, uPVC double glazed window to the rear elevation, doorway to cupboard housing the Vailant combination boiler, and one double radiator.

GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services gas, water and electric with the added benefit of gas central heating, uPVC double glazing, and solar panels. The property is freehold and is in council tax band E

EXTERNAL



To the front of the property there is a drive which continues to the side and rear providing off-road parking for several vehicles. There is a lawned garden with mature plants and a path leading to the front entrance door. On one side of the property there is a further garden with lawn and mature plants. To the rear there is a small, flagged patio area, lawn, brick-built outhouse providing storage facilities and a decked patio area leading to the conservatory. To the remaining side there is a shrub boarder.



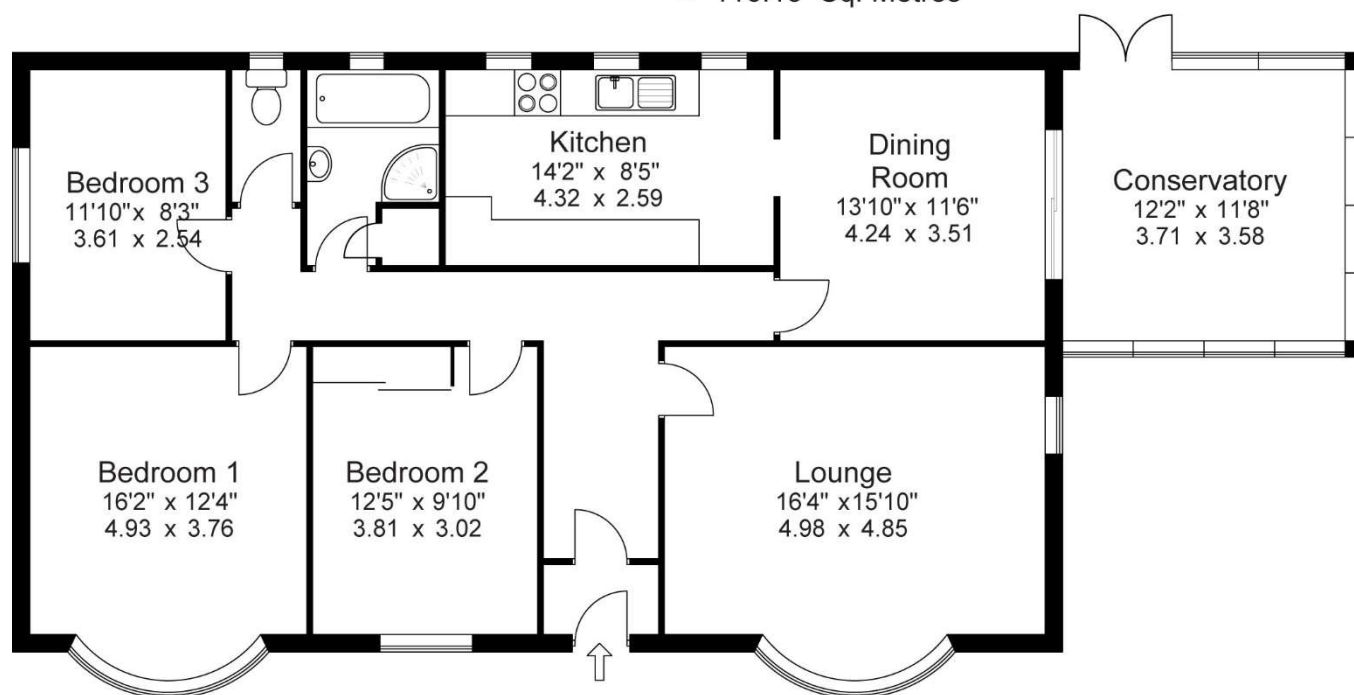
TO VIEW

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

DIRECTIONS

Sat Nav HX3 9QZ

Approx Gross Floor Area = 1253 Sq. Feet
= 116.15 Sq. Metres



For illustrative purposes only. Not to scale.