



51 CHEVINEDGE CRESCENT EXLEY, HALIFAX

Situated in this popular and convenient residential location, lies this three bedroomed (plus loft conversion) semi-detached residence providing family accommodation. The property briefly comprises of an entrance hall, lounge with bay window, modern fitted dining kitchen, three bedrooms, bathroom, loft conversion, gardens, garage, uPVC double glazing and gas central heating. 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 Leeds and Manchester. 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 to avoid disappointment.

CHAIN FREE SALE

Price Guide: £140,000

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With one double radiator and a laminate wood floor. Door to under stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

LOUNGE 4.12m into bay window x 3.61m



With angular bay window to the front elevation incorporating uPVC double glazed units, cornice to ceiling, one double radiator and a fitted carpet. From the Entrance Hall a door opens to the

DINING KITCHEN 5.54m x 1.92m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 ½ bowl sink unit with mixer tap, five ring gas hob with extractor in stainless steel canopy above, fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset

spotlight fittings to the ceiling, one double radiator and a laminate wood floor, uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening onto the rear garden, uPVC double glazed side entrance door and mains central heating boiler. Door to under the stairs cupboard providing useful storage facilities with a uPVC double glazed window to the side elevation. From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation and a fitted carpet. From the Landing a folding door opens to

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls uPVC double glazed window to the rear elevation, and a chrome heated towel rail/radiator. From the Landing a door opens into

BEDROOM ONE 2.86m excluding wardrobes x 3.07m



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

From the Landing a door opens to

BEDROOM TWO 3.07m x 2.15m



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

From the Landing a door opens to

BEDROOM THREE 2.06m x 2.16m

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

From the Landing a door opens to stairs leading to

LOFT CONVERSION 5.12m x 5.09m max (with restricted headroom)



Velux double glazed skylight window, one double radiator and a fitted carpet.

GENERAL

The property is constructed of brick and is surmounted with a tiled roof. It 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 is Leasehold on a 999-year lease commencing on the 28th March 1958 at a ground rent of £4 and is in council tax band B

NB All services / appliances have not and will not be tested.

EXTERNAL



To the front of the property there is a garden with mature shrubs and tree and path to the front entrance door. To the side there is a tarmacked shared drive leading to a detached garage with up and over door. To the rear of the property there is a larger enclosed garden.

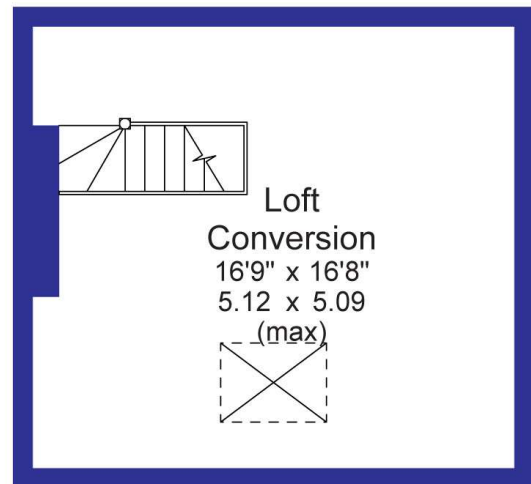
TO VIEW

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

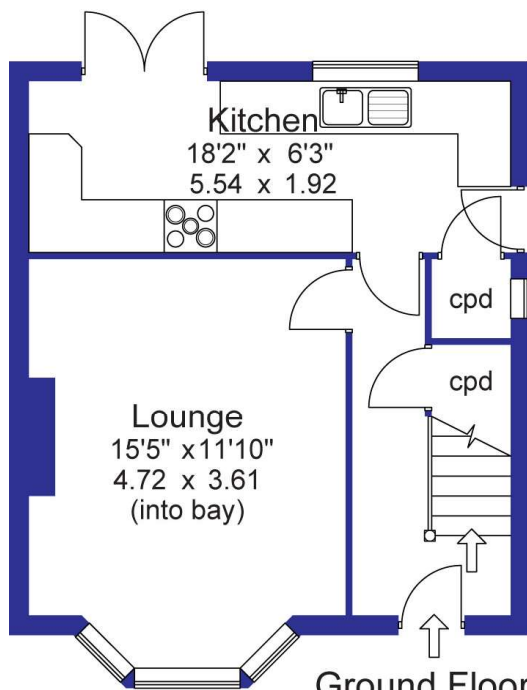
DIRECTIONS

Sat Nav HX3 9EQ

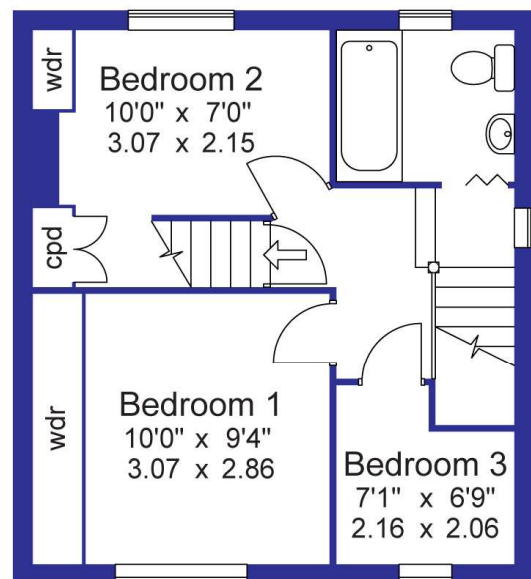
Approx Gross Floor Area = 1056 Sq. Feet
= 95.2 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.