

12 Garside Drive

Halifax, HX2 8AN

Offers Around £225,000 Freehold





Situated on Garside Drive, this deceptively spacious, semi-detached home spans three floors and boasts double glazing and gas central heating. The principal bedroom enjoys an en-suite, and there are two further double bedrooms plus a home office / nursery. Complemented by a generous driveway leading to a detached garage, an enclosed rear garden, perfect for outdoor gatherings, and a good-sized front garden which adds to the property's curb appeal.

This fantastic family home presents a wonderful opportunity for those seeking a spacious and well-located property in Halifax. With its modern amenities, space to work from home and family-friendly features, it is sure to appeal to a wide range of buyers.

Location

The property can be found on the right hand side as you drive into Garside Drive from the main A629 Keighley Road, in the popular residential area of Ovenden. There are many immediate local shops and amenities, including well regarded schools such as Moorside Community Primary. Halifax town centre, with the Railway station, Bus station and a wide variety of shops and leisure facilities, is just a short distance away.

Accommodation

The ground floor entrance hallway provides access to the cloakroom with corner wash hand basin and WC. There is a useful utility cupboard with plumbing for a washing machine with the dryer stacked on top, and a useful understairs storage cupboard. With a window to the front elevation, the dining kitchen enjoys a range of base, wall and drawer units with contrasting work surfaces which incorporate a 1 and ½ bowl sink with drainer and mixer tap over. There is an integrated four ring gas hob with extractor above. an electric oven and open shelf suitable for a microwave. With space for a freestanding American style fridge freezer, recessed spotlights and an extractor fan to the ceiling and tiled splashbacks. Set to the rear of the property is a welcoming reception room with windows and sliding doors which overlook, and lead out, to the rear garden.

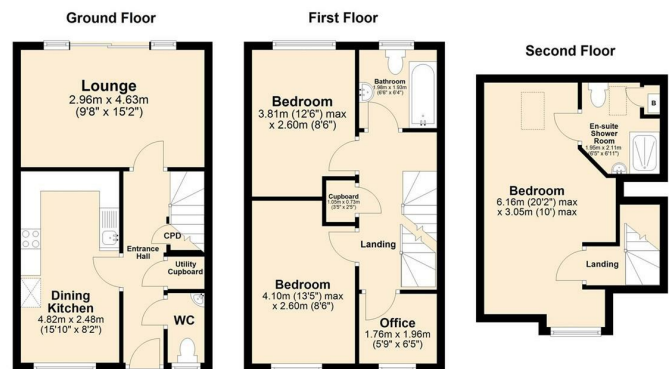
Continuing up to the first floor landing with an airing cupboard which houses the hot water tank. There are two good sized double bedrooms, one set to the rear and one to the front. Adjacent the front bedroom there is a home office which could also be utilised as a nursery or playroom depending upon your needs. The house bathroom features a white, three-piece suite comprising: wash hand basin with mixer tap, low flush WC and bath with shower over. There is a heated towel rail and the walls are part tiled.

Rising to the second floor which provides the principal bedroom suite. A generous double bedroom with window to the front elevation, a Velux window to the rear, access to storage and useful recess recesses suitable for furniture. Completing the accommodation, the en-suite shower room enjoys a wall mounted wash hand basin with mixer tap, low flush WC and shower cubicle. The Vaillant boiler is situated within the fitted cupboard. There is a Velux window and heated towel rail.

Externally, a tarmac driveway provides off-road parking for at least three cars and gives access to the detached single garage with up and over door, side access door to the garden, power and light. The front garden is lawned, enclosed by railings, hedges and timber gate. The enclosed rear garden enjoys an artificial lawn, stepped up from a crazy paved patio with feature stone circle and a wooden pergola.

Service Charge

Please note there is a service charge of £168.72 per annum payable in relation to maintenance of communal areas / green spaces including a children's play area.



Council tax band: B

EPC rating:

Ground rent: N/A

Service charge: £168.72 per annum.

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