



63 Park Drive, Halifax, HX2 7NP  
£190,000

bramleys







This three-bedroom semi-detached home is ideally positioned within a sought-after location close to Crow Wood Park and a wide range of local amenities within Sowerby Bridge. Offering gardens to three sides, a detached garage, and spacious living accommodation across two floors, this property provides an excellent opportunity for a family to create a home to their own style and requirements.





## GROUND FLOOR:

### Entrance Hallway

Enter the property via a UPVC external door to the front elevation into the hallway, having a central heating radiator and staircase rising to the first floor, with doors leading to the lounge and kitchen.

### Lounge

13'2 x 12'9 max into bay (4.01m x 3.89m max into bay)

A well-proportioned reception room positioned to the front of the property, featuring a UPVC double-glazed bay window overlooking the front garden, ceiling coving and ceiling rose, two central heating radiators, built-in shelving and cupboard to the alcove, and a gas fire set to a marble back cloth and hearth with timber surround. Double doors lead through to the dining room.

### Dining Room

12'8 x 10'0 (3.86m x 3.05m)

A good-sized second reception room, having UPVC French doors which open directly out onto the rear garden. Finished with ceiling coving, dado rail, and a central heating radiator. A door provides access to the kitchen.

### Kitchen

17'1" x 7'0" reducing to 5'6" (5.21m x 2.13m reducing to 1.68m)

Fitted with a comprehensive range of matching wall and base units with laminate working surfaces and tiled splashbacks. Includes an inset 1½ bowl stainless steel sink with side drainer and mixer tap, gas cooker point, space and plumbing for an automatic washing machine, and space for a fridge freezer. The kitchen also benefits from a central heating radiator, UPVC window overlooking the rear garden, a UPVC external side door, and a useful understairs storage cupboard which houses the central heating boiler.

## FIRST FLOOR:

### Landing

With UPVC window to the side elevation and access to bedrooms and bathroom.

### Master Bedroom

12'6" x 10'8" (3.81m x 3.25m)

A generously sized double bedroom positioned to the front of the property, having a UPVC window, ceiling coving, and central heating radiator.

### Bedroom 2

10'5" x 10'6" to robes (3.18m x 3.20m to robes)

Another spacious double bedroom, located to the rear, with UPVC double-glazed window, central heating radiator, and a range of built-in wardrobes and storage cupboards to one wall.



Bedroom 3

7'7" x 5'9" including bulkhead (2.31m x 1.75m including bulkhead)

A single bedroom to the front elevation, with UPVC window, central heating radiator, and loft access point.

Bathroom

Fitted with a modern three-piece white suite comprising a Closomat automatic WC, pedestal wash hand basin, and an accessible panelled bath with thermostatic shower over. Finished with inset ceiling spotlights, central heating radiator, and UPVC window.

OUTSIDE:

To the front of the property is a paved garden area with established shrub borders, while to the side there is additional paved space providing easy access around the property. To the rear lies a good-sized enclosed lawned garden, ideal for families or entertaining. A detached single garage provides secure parking and additional storage.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Sowerby Bridge via Bolton Brow and bear left at the mini roundabout onto Rochdale Road. The property can be found on the right hand side shortly after the entrance to the park.

TENURE:

Freehold

COUNCIL TAX BAND:

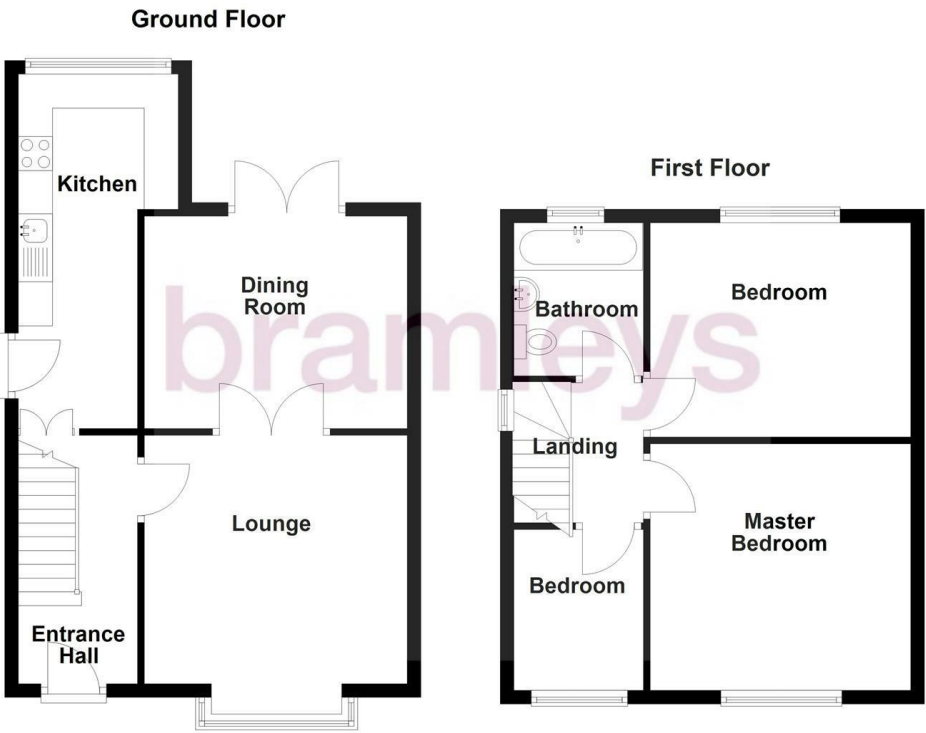
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:  
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.  
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.  
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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