



**22 KINGSTON CLOSE
HALIFAX
HX1 3YL**

What a buy for first time buyers or for a young family! Requiring some redecoration and refitting is this three bedroomed town house which is fitted with gas central heating and uPVC double glazing. Situated to a small cul-de-sac close to local shops and amenities and with a good sized garden and a garage, this offers good sized accommodation with an entrance lobby, a generous through lounge with dining area, a nice sized kitchen, landing, three good bedrooms and a bathroom. Outside there's a surprising family garden to the rear, a small garden to the front, and there's a garage set into a block on the close.

£115,000

ENTRANCE LOBBY

LOUNGE with DINING AREA

26' x 11'4" narrows to 8'6" (7.92m x 3.45m narrows to 2.59m)

A good sized room with windows to front and rear.



KITCHEN

10'4" x 7'2" (3.15m x 2.18m)

With fitted base and wall units with complementing work surfaces, housing a stainless steel sink unit to part tiled walls. A useful storage cupboard runs under the stairs.



STAIRS and LANDING

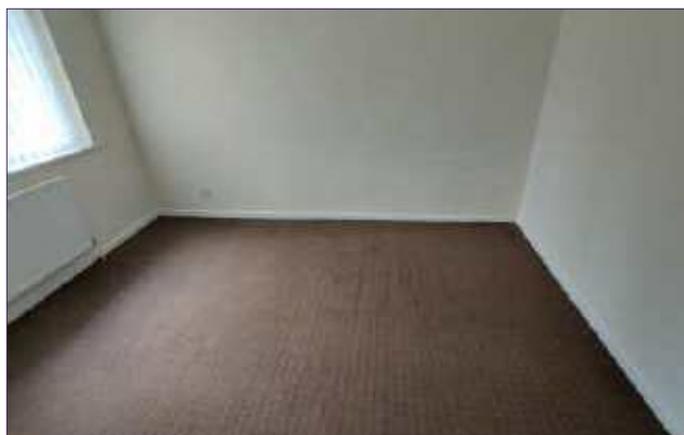
BEDROOM ONE

14' x 7'3" plus doorwell (4.27m x 2.21m plus doorwell)



BEDROOM TWO

11'10" x 9'8" (3.61m x 2.95m)



BEDROOM THREE

9'7" x 8'8" less bulkhead (2.92m x 2.64m less bulkhead)



BATHROOM/WC

With a white three piece suite comprising panelled bath, pedestal wash basin and low flush WC.



OUTSIDE

The property has a small garden to the front and a good sized garden to the rear, and there is a garage in a block along the close.



ADDITIONAL INFORMATION

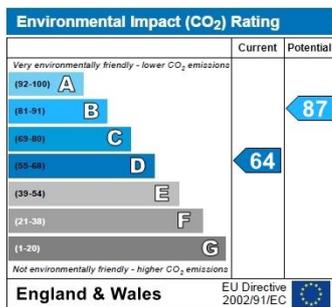
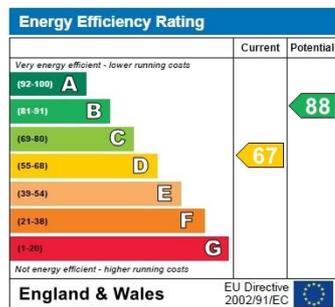
Tenure: Freehold
 Calderdale Council
 Council Tax Band: A

DIRECTIONS

From Fountain Street proceed to Bull Green roundabout and turn left onto King Cross Street and then right onto Hopwood Lane. At the traffic lights turn left onto Queens Road and after a short distance turn left onto Kingston Road which leads into Kingston Close, where the property can be seen on the right hand side. Postcode: HX1 3YL.

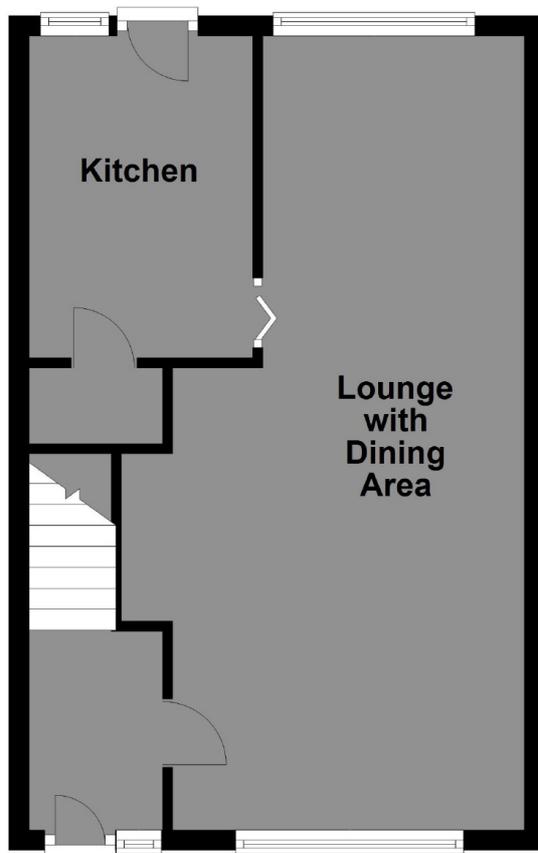
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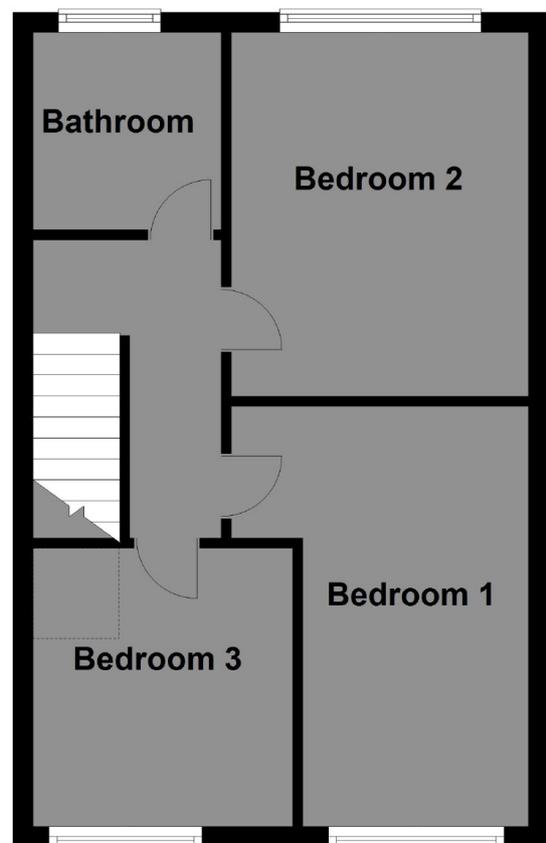


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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.