



**41 CHEVINEDGE CRESCENT
EXLEY
HALIFAX
HX3 9EQ**

Are you looking for a project? Or are you searching for your first home? There's plenty of scope for further development in this extended semi-detached family home in Exley, with a good sized ground floor which you might want to re-plan... There is a ground floor WC and a utility room that you might incorporate into the kitchen, for example, and what a great sized kitchen that would make. Or would you keep those rooms and create a family dining kitchen across the back? Whatever you decide to do, there is the potential within this home. Upstairs there are three bedrooms and a bathroom, and outside we have an off street car parking space and really nice lower maintenance gardens, particularly to the rear. Gas central heating has been installed and windows are double glazed, some wooden framed and some uPVC, but the size and potential are what we feel will really appeal to most. Come and have a look and see for yourself; bring a pad and a pencil to jot down your ideas!

OFFERS IN EXCESS OF £110,000

ENTRANCE HALL

LOUNGE

3.62 x 3.60 (11'11" x 11'10")

A splayed bay window (not included in the measurements) provides views to the front. A feature fireplace houses an electric fire.



DINING ROOM

5.00 x 3.14 (16'5" x 10'4")

A good sized dining room which is open to the kitchen.



KITCHEN

2.35 x 1.60 (7'9" x 5'3")

With older style fitted cupboards and a stainless steel sink unit to tiled splashbacks.



UTILITY ROOM

1.78 x 1.63 (5'10" x 5'4")

With plumbing for a washing machine, useful work surfaces and a gas boiler.



WC

With a low level WC and wash basin.

STAIRS and LANDING

With access to the loft space.

BEDROOM ONE

3.45 x 3.08 (11'4" x 10'1")



BEDROOM TWO

3.59 x 2.88 (11'9" x 9'5")

With a range of fitted wardrobes.



BEDROOM THREE

2.05 x 1.60 (6'9" x 5'3")

The room widens towards the doorway. Please see the floor plan.



BATHROOM

Fitted with a three piece white suite comprising low level WC, wash basin and panelled bath with overlying electric shower unit to shower screen and fully tiled walls plus tiled floor.



OUTSIDE

The property has lower maintenance gardens and a driveway which provides an off street car parking space. The front is mainly paved and the enclosed rear gardens are again mainly paved, with flowerbeds and a mature tree plus a timber shed.



ADDITIONAL INFORMATION

Tenure: Leasehold.

Lease Terms: 999 years from 20 February 1953.

Ground Rent: £4 PA.

Calderdale Council.

Council Tax Band: B.

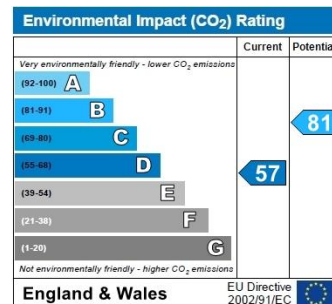
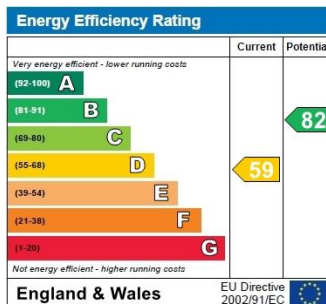
DIRECTIONS

From Halifax Town Centre proceed down Horton Street, turning right at the traffic lights. Pass over the first mini roundabout, and at the second turn left to pass under the railway bridge into Whitegate Road. Proceed through Siddal to Exley before turning right into Chevinedge Crescent and the property can be found after a short distance on the left hand side.

Postcode: HX3 9EQ.

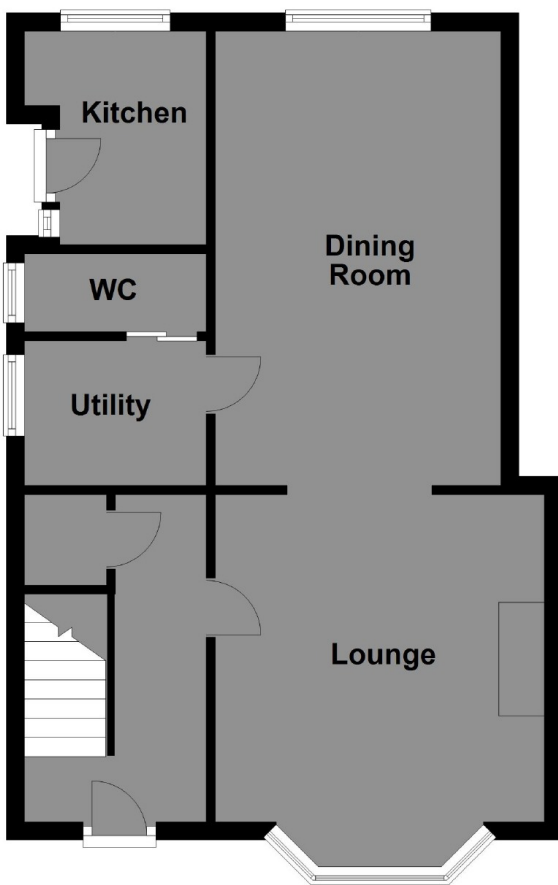
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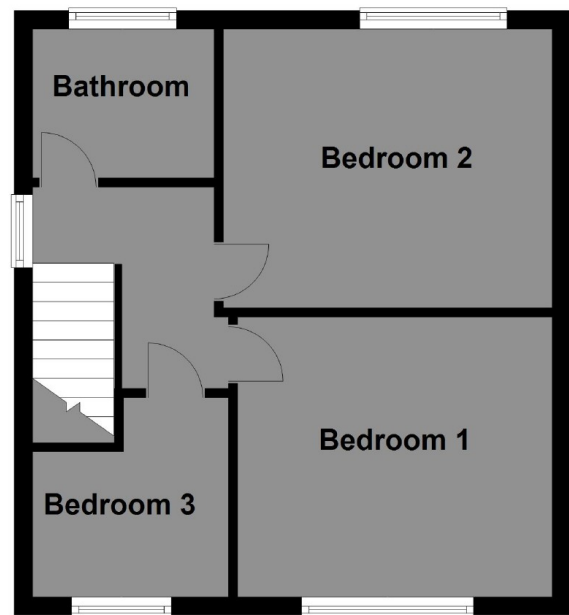


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Ground Floor



First Floor



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