

**Boococks**

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## 42 Blackberry Way, Siddal, West Yorkshire



**Offers Invited Around £139,995**

### Photographs



### Description

An internal inspection is absolutely essential to fully appreciate the attractive three bedroomed family accommodation provided by the deceptively spacious town house which is situated in this extremely popular and convenient location. The property has the benefit of an integral garage, garden to the rear, gas central heating, double glazing, lounge, modern fully fitted kitchen with dining area, three bedrooms (master with en suite facility), a modern bathroom and a downstairs cloakroom. The property provides excellent access to Halifax town centre and the M62 motorway network and is being offered for sale at this realistic in order to encourage a quick sale

**OFFERS INVITED AROUND**

**COMPRISING:**

Front entrance door opens into:

### **ENTRANCE HALL**

With one single radiator. Fitted carpet. Door to under the stairs cupboard providing useful storage facilities.

From the entrance hall a panelled door opens into:

### **INTEGRAL GARAGE**

With roller up and over door. Power, light and water supply.

From entrance hall a panelled door opens into:

### **DOWNSTAIRS CLOAKROOM**

With modern white two piece suite incorporating pedestal wash basin and low flush WC. One single radiator, extractor fan and fitted carpet.

From the entrance hall a staircase with a fitted carpet leads to the first floor:

### **LANDING:**

with PVCu double glazed window to the front elevation. Single radiator and fitted carpet.

From the first floor landing a panelled door opens into:

LOUNGE 4.39m x 4.42m (14'5" x 14'6")

With feature fireplace incorporating wood fire surround with marble inset and hearth and coal effect living flame gas fire. PVCu double glazed window to the rear elevation enjoying garden outlook with PVCu double glazed French doors opening onto a flagged patio. Cornice to ceiling, one telephone point, one TV, one double radiator and fitted carpet.

From the lounge double glassed panelled doors open into:

DINING KITCHEN 7.04m x 2.34m (23'1" x 7'8" )

### **KITCHEN AREA**

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer one and a half bowl sink unit with a mixer tap, four ring gas hob with extractor hood in pull out canopy above and fan assisted electric oven and grill beneath. Plumbing for automatic washer and dishwasher. This attractive modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. PVCu double glazed window to the front elevation. Door to cupboard housing the Worcester combination boiler.

### **DINING AREA**

With one double radiator and fitted carpet. From dining kitchen door to the first floor landing

From first floor landing stairs with fitted carpet lead to second floor landing with access to loft and fitted carpet. The second floor landing also provides space for a study area

From the second floor landing a panelled door opens into:

MASTER BEDROOM 4.72m x 3.43m (15'6" x 11'3" )

With PVCu double glazed window to the front elevation. One single radiator and fitted carpet. One telephone point and one TV point.

From the master bedroom a panelled door opens into:

### **EN SUITE**

With modern white three piece suite incorporating pedestal wash basin, low flush WC and shower cubicle with thermostatic controlled shower unit. PVCu double glazed window to the front elevation, extractor fan, one single radiator and fitted carpet.

From the landing a panelled door opens into:

### **MODERN BATHROOM**

With modern white three piece suite incorporating pedestal wash basin, low flush WC and panelled bath with shower fitment. The bathroom is tiled around the three piece suite with complementing colour scheme to the remaining walls. one single radiator and extractor fan.

From the landing a panelled door opens into:

**BEDROOM TWO** 2.18m x 3.48m (7'2" x 11'5" )

With PVCu double glazed window to the rear elevation. One single radiator and fitted carpet.

From the second floor landing a panelled door opens into

**BEDROOM THREE** 2.49m x 2.01m (8'2" x 6'7" )

With PVCu double glazed window to the rear elevation. One single radiator and fitted carpet.

### **GENERAL**

The property has the benefit of all main service, gas water and electric with the added benefit of PVCu double glazing and gas central heating.

To the front of the property there is a tarmaced drive leading to the integral garage and a flagged path leading to the front entrance door. To the rear of the property there is a landscaped garden incorporating a flagged patio area, a raised decked area with flower bed and scrubs.

### **TO VIEW**

Strictly by appointment. Please telephone Boococks Estate Agents and Solicitors on 386376

### **DIRECTIONS**

From Halifax town centre proceed down Horton Street turning right at the traffic lights, continue along this road until reaching the mini roundabout. Proceed straight at the mini roundabout until reaching the second roundabout turning left into Water Hill Lane. Proceed round to the right into Whitegate Road, continue along Whitegate Road turning left into Phoebe Lane. At the crossroads proceed straight ahead and Blackberry Way is the third turning on the left and number 42 is on the right hand side where you will see our signboard.

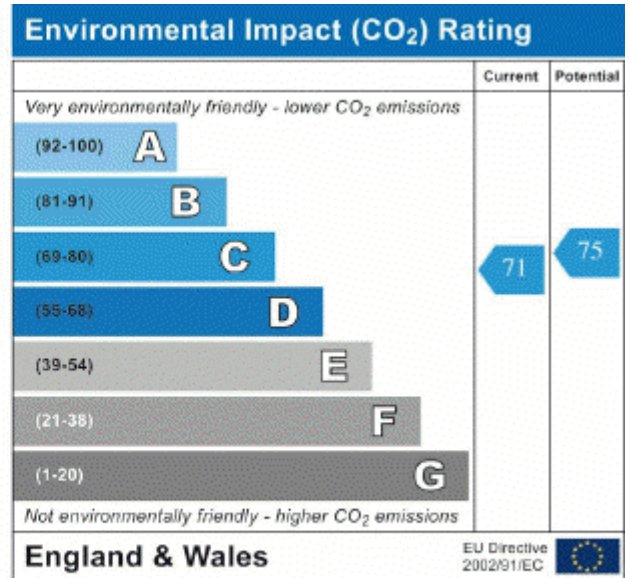
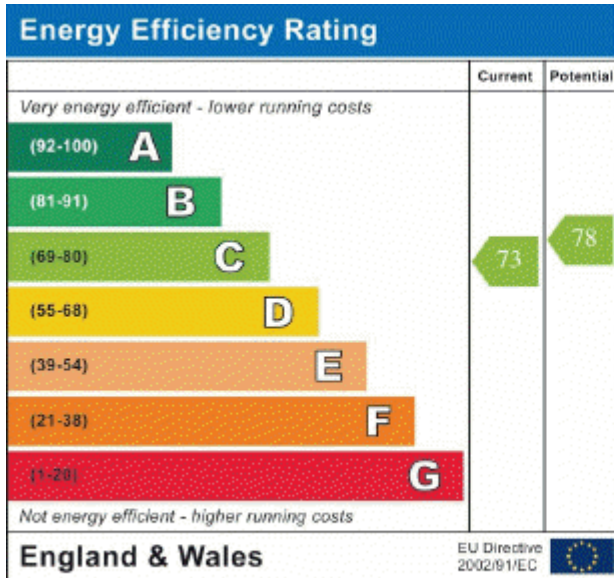
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### **Energy Performance Certificate**



Reference:  
42 Blackberry Way



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