



**Pippin Court, HALIFAX HX2 8BG**

**welcome to**

**Pippin Court, HALIFAX**

A well-presented home in a popular residential location, offered to the market at offers over £180,000, featuring spacious living accommodation, modern interiors and convenient access to local amenities and transport links.



### **Lounge**

14' 9" x 9' 4" ( 4.50m x 2.84m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, French door leading to Juliet balcony.

### **Kitchen**

14' 2" x 13' 1" ( 4.32m x 3.99m )

The kitchen comprises of vinyl flooring, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, French door leading to the rear elevation.

### **Utility Room**

6' 11" x 6' 3" ( 2.11m x 1.91m )

The utility room comprises of vinyl flooring, plumbing for washing machine, UPVC double glazed window to the front elevation.

### **Landing**

The landing comprises of carpet flooring, ceiling light point.

### **Bedroom One**

13' 9" x 8' 10" ( 4.19m x 2.69m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### **En-Suite**

The En-suite comprises of vinyl flooring, tiled walls, ceiling spotlights, gas central heating radiator, pedestal wash basin, fully fitted shower, low level W/c.

### **Bedroom Two**

10' 9" x 10' 5" ( 3.28m x 3.17m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### **Bedroom Three**

10' 4" x 7' 3" ( 3.15m x 2.21m )

Bedroom three comprise s of carpet flooring, ceiling light point, gas central heating radiator, UPVC

double glazed window to the front elevation.

### **Externally**

Externally the property benefits from a driveway to the front and to the rear there is a Astro turved garden.



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welcome to

## Pippin Court, HALIFAX

- WELL-PRESENTED PROPERTY IN A POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- ALLOCATED PARKING
- PRIVATE GARDEN / OUTDOOR SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HF115266 - 0002

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