



## 25 WELLGARTH WELL HEAD, HALIFAX

Situated in this highly desirable and much sought-after residential location lies this extended four bedroomed detached bungalow providing spacious and attractive accommodation. The property briefly comprises an entrance porch, spacious lounge with dining area, a modern fully fitted kitchen, four bedrooms, a modern shower room, a modern bathroom, gardens, single garage, uPVC double glazing, and gas central heating. The property is situated within reasonable walking distance of Halifax Town centre provides excellent access to the local amenities of Halifax, Savile Park and Skircoat Green as well as easy access to the trans-Pennine road and rail network, linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a four bedroomed detached bungalow in this desirable location and an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £295,000

The front entrance door opens into the

### ENTRANCE PORCH

With wood floor, from the porch a door opens into the

### SPACIOUS LOUNGE WITH DINING AREA 21'2 x 13'1 max narrowing to 12'8

#### LOUNGE AREA



With two double glazed windows to the front elevation, one TV point, one double radiator, and a solid wood floor.

#### DINING AREA



With uPVC double glazed window to the front elevation, a solid wood floor and one double radiator. From the Dining Area a glass panelled door opens into the

### MODERN FULLY FITTED KITCHEN 17' x 8'9



Being fully fitted with a range of modern wall and base units with matching work surfaces and a single drainer 1 1/2 bowl sink unit with mixer tap, four ring gas hob with fan assisted electric double oven and grill beneath with extractor in pull-out canopy above with matching stainless steel splash back, integrated dishwasher and integrated washing machine. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, a solid wood floor and inset spotlight fittings to the ceiling, uPVC double glazed windows to the side elevation, and two radiators.

From the Kitchen a glass panelled door opens into the

### INNER HALL

Which is also access from the Lounge. There is access via a loft ladder to an insulated and boarded loft providing useful storage facilities. From the Inner Hall a door opens into

### BEDROOM THREE 9'10 x 9'

With uPVC double glazed window to the side elevation, one single radiator and a laminate wood floor.

From the Inner Hall a door opens into

### BEDROOM ONE 10'10 x 9'1 excluding wardrobes



With uPVC double glazed window to the side elevation, fitted wardrobes to the length of one wall, cornice to ceiling, one single radiator and a laminate wood floor.

From the Inner Hall a panelled door opens into the

### SPACIOUS BATHROOM 8'10 x 8'5



With modern white four piece suite comprising free standing bath with external mixer tap and pencil shower unit, low flush

WC, hand wash basin in vanity unit with mixer tap, and walk-in shower cubicle with overhead and hand held shower units and incorporating body jets. This attractive bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the rear elevation, one single radiator and inset spotlight fittings to the ceiling.

From the Inner Hall a glass panelled door opens into

#### **BEDROOM FOUR/SITTING ROOM 13'5 x 11'10**



This delightful room is presently used as a sitting room. There are uPVC double glazed patio doors opening onto the rear garden, uPVC double glazed windows to the side elevation providing this room with its light and spacious aspect, solid wood floor, and one single radiator.

From the Kitchen a glass panelled door opens into a

#### **SMALL INNER HALL**

With uPVC double glazed rear entrance door. A folding door opens into a

#### **SHOWER ROOM**

With three-piece suite comprising hand wash basin with mixer tap, low flush WC and fully tiled shower cubicle with Triton shower unit. The shower room is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the rear elevation, and one double radiator.

From the Inner Hall a panelled door opens into

#### **BEDROOM TWO 10'5 x 9'10**



With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, one single radiator, one telephone point and a fitted carpet.

#### **GENERAL**



The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

#### **EXTERNAL**



To the front of the property there is a drive leading to a single garage with up and over door, there is a lawned area and decked area with path leading to the front entrance door. To the side of the property there is a path leading to a hardstanding area with a path leading to the rear of the property where there is a lawned garden and flagged patio area. To the remaining side of the property there is a lawn, gravelled area and a garden shed included.

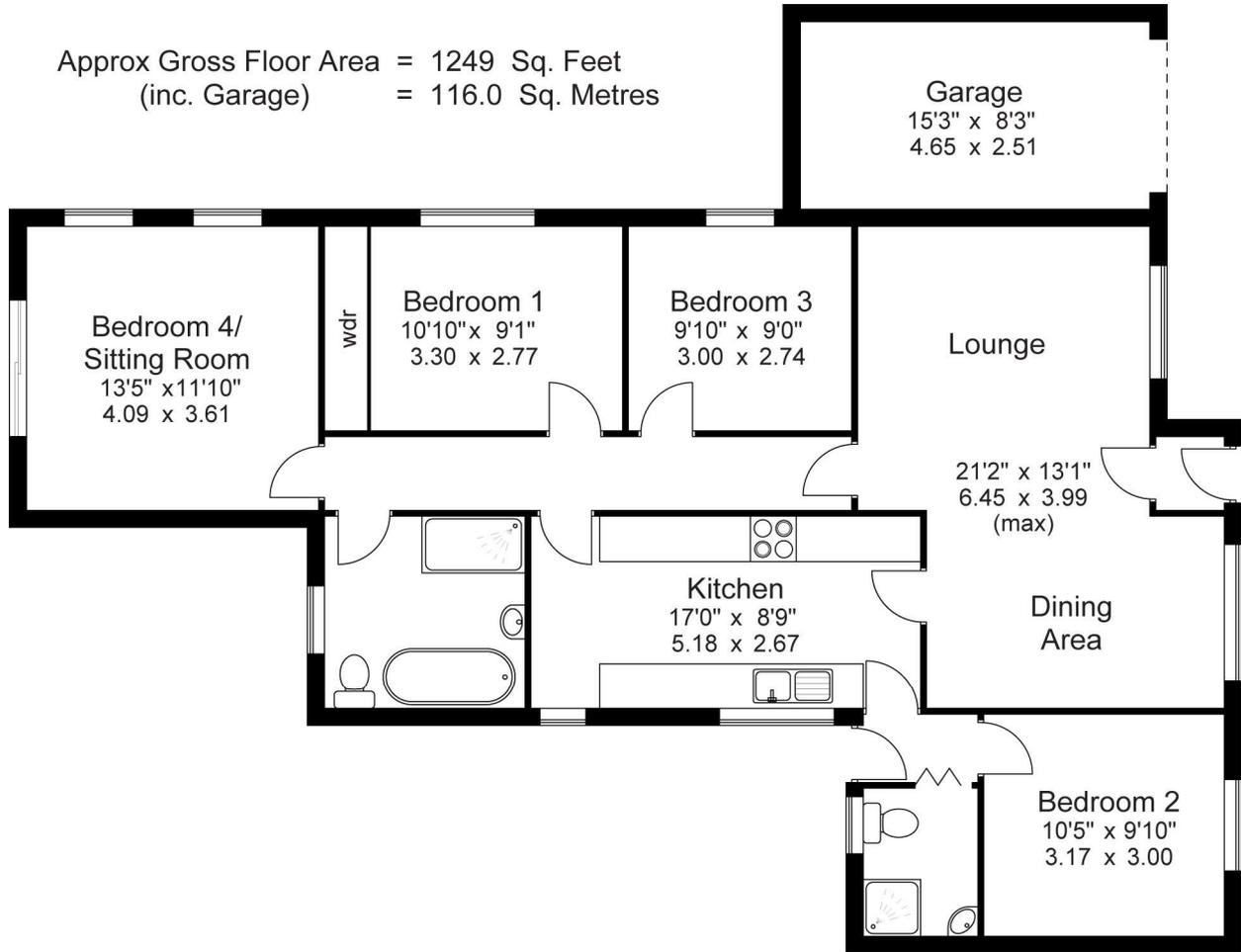
#### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

#### **DIRECTIONS**

HX1 2BJ

Approx Gross Floor Area = 1249 Sq. Feet  
(inc. Garage) = 116.0 Sq. Metres



For illustrative purposes only. Not to scale.