



8 BROOKWATER CLOSE HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this modern four bedroomed detached property providing ideal family accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the attractive accommodation provided which briefly comprises an entrance hall, downstairs cloakroom, two reception rooms, integral garage, a modern fitted kitchen, utility room, four bedrooms, master with en suite shower room, bathroom, gardens, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, 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 home in this sought-after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £285,000

The front entrance door opens into the

ENTRANCE VESTIBULE

With door to the

ENTRANCE HALL

With solid wood floor, cornice to ceiling, one double radiator. A panelled door opens to the

INTEGRAL GARAGE 4.12m x 2.54m

With an up and over door, power, light and housing the Gloworm central heating boiler. From the Entrance Hall a door opens into the

DINING ROOM 3.91m into bay window x 2.75m



With angular bay window to the front elevation incorporating uPVC double glazed units, cornice to ceiling, one double radiator, one telephone point, and a solid oak floor. From the Entrance Hall a panelled door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising hand wash basin and low flush WC, uPVC double glazed window to the side elevation, one double radiator and a solid wood floor. From the Entrance Hall a panelled door opens into the

LOUNGE 4.12m x 2.54m



With uPVC double glazed French doors opening on to the south facing rear garden, feature marble fireplace incorporating mantelpiece and hearth with a coal effect living flame gas fire and wall mounted TV fittings above, cornice to ceiling, solid oak wood floor, and one double radiator.

From the Entrance Hall a panelled door opens into the

KITCHEN 2.76m x 3.54m



This attractive modern breakfast kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel 1 ½ bowl sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above and fan assisted oven and grill beneath, integrated dishwasher, integrated fridge, and wine rack. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation enjoying an attractive garden outlook and a matching tiled floor.

From the Kitchen a door opens into the

UTILITY ROOM 1.50m x 1.73m

With built-in cupboard, work surface, plumbing for an automatic washing machine and power point for tumble dryer. The utility room is tiled around the work surface with complementing colour scheme to the remaining wall and a glass panelled side entrance door opening onto the side path.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDNING

With uPVC double glazed window to the side elevation, one double radiator, fitted carpet and access via loft ladder to insulated and partially boarded loft. Door to airing cupboard providing useful storage facilities.

From the Landing a panelled door opens to

BEDROOM THREE 3.01m x 3.09m

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 3.70m x 2.94m



With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 3.33m x 3.83m narrowing to 3.12m



With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator and a fitted carpet. From the Bedroom a panelled door opens to the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and a shower cubicle with shower unit. The en suite is tiled around the suite with complementing colour scheme to the remaining walls and a laminate wood floor. uPVC double glazed window to the side elevation, extractor fan and one double radiator.

From the Landing a door opens to the

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The 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 side elevation, chrome heated towel rail/radiator and an extractor fan.

From the Landing a door opens into

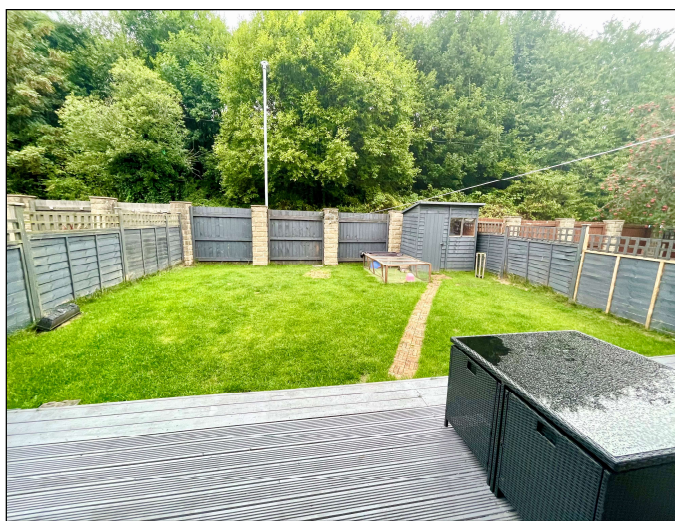
BEDROOM FOUR 2.98m x 1.92m

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator 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, gas central heating with a Hive control system and a security alarm. The property is Leasehold on a 999-year Lease commencing June 2004. The ground rent is £100 per annum. The council tax band is D.

EXTERNAL



To the front of the property there is a lawned garden with tarmac drive leading to the integral garage and path to the front entrance door. To one side of the property there is a path leading to the larger south facing rear garden where there is a decked patio area with lawned garden and garden shed included.

TO VIEW

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

DIRECTIONS

Sat Nav HX3 OQR

"DoubleClick Insert FloorPlan"

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