



35 WELLGARTH WELL HEAD, HALIFAX

Situated at the head of this residential cul-de-sac, lies this three bedroomed detached bungalow providing deceptively spacious living accommodation. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the potential this property provides. The bungalow briefly comprises an entrance porch, entrance hall, spacious lounge with dining area, a fitted breakfast kitchen, three bedrooms (one with en suite shower room), bathroom with four-piece suite, gardens, a detached double garage, uPVC double glazing and gas central heating. The property is within easy access of Halifax town centre and provides excellent access to the Trans-Pennine road and rail networks linking the business centres of Manchester and Leeds. The property has the benefit of gardens to three sides and a drive leading to a detached double garage and off-road parking for numerous vehicles. Very rarely does the opportunity arise to purchase a detached three-bedroomed bungalow in this sought-after and convenient location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £330,000

The uPVC double glazed front entrance door opens into the

ENTRANCE PORCH

With uPVC double glazed windows to the front and side elevations. From the Entrance Porch a glass panelled door opens into the

ENTRANCE HALL

With cornice to the ceiling, one single radiator, door to cylinder cupboard with airing shelves above and a fitted carpet. From the Entrance Hall a glass panelled door opens into the

SPACIOUS LOUNGE AND DINING AREA

LOUNGE 4.68m x 4.52m



With large uPVC double glazed picture window to the front elevation enjoying an attractive garden view. Feature stone fireplace with coal effect living flame fire, cornice to ceiling, one single radiator, one telephone point, one TV point and a fitted carpet.

From the Lounge through to the

DINING AREA 2.73m x 3.33m



With uPVC double glazed window to the rear elevation,

cornice to ceiling, one single radiator and a fitted carpet.

From the Dining Area a glass panelled door opens into the

BREAKFAST KITCHEN 3.84m x 3.30m



The kitchen is fitted with a range of wall and base units incorporating matching work surfaces with a single drainer 1 ½ bowl sink unit with mixer tap, four ring Bosch induction hob with extractor above, fan assisted electric oven and grill and plumbing for an automatic washing machine. The kitchen is extensively tiled around the work surfaces with complementing colour scheme to the remaining walls, a pine panelled ceiling and a tiled floor. There is a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator and a uPVC double glazed rear entrance door. From the Entrance Hall a door opens to

BEDROOM THREE 3.72m x 2.14m

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

From the Entrance Hall a door opens to the

BATHROOM



With four-piece suite in champagne shade with pedestal wash basin, low flush W/C, bidet and panelled bath with mixer shower tap. The bathroom is fully tiled including the floor and has inset spotlight fittings to the ceiling and a uPVC double glazed window to the rear elevation, and one single radiator.

From the Entrance Hall a door opens into

BEDROOM TWO 3.61m x 2.27m



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

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With three-piece suite comprising pedestal wash basin, low flush W/C and fully tiled shower cubicle with shower unit. The en suite is fully tiled, has inset spotlight fittings to the ceiling, an extractor fan and chrome heated towel rail/radiator.

From the Entrance Hall a door opens into

BEDROOM ONE 3.72m x 3.97m



With uPVC double glazed window to the front elevation, built-in bedroom furniture incorporating fitted

wardrobes to the length of one wall, bedhead with bedside cabinets, dressing table and chest of drawers. Cornice to ceiling, one double radiator and a fitted carpet.

GENERAL

The property is constructed of brick and surmounted with a tiled roof and has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and the council tax band is

EXTERNAL



To the front of the property there is a lawned garden with flower and shrub border and flagged path to the front entrance door. There is a block paved drive which continues to the side of the property and leads to the brick built double garage which has an up and over door, power and light. The block paved drive continues to the rear of the property providing further off road parking facilities. There is a further lawned garden with mature shrubs and plants. To the rear of the property there is a flagged patio and path leading to the rear entrance door. There is a lawned garden with mature plants and shrubs. To the remaining side of the property there is a flagged path.

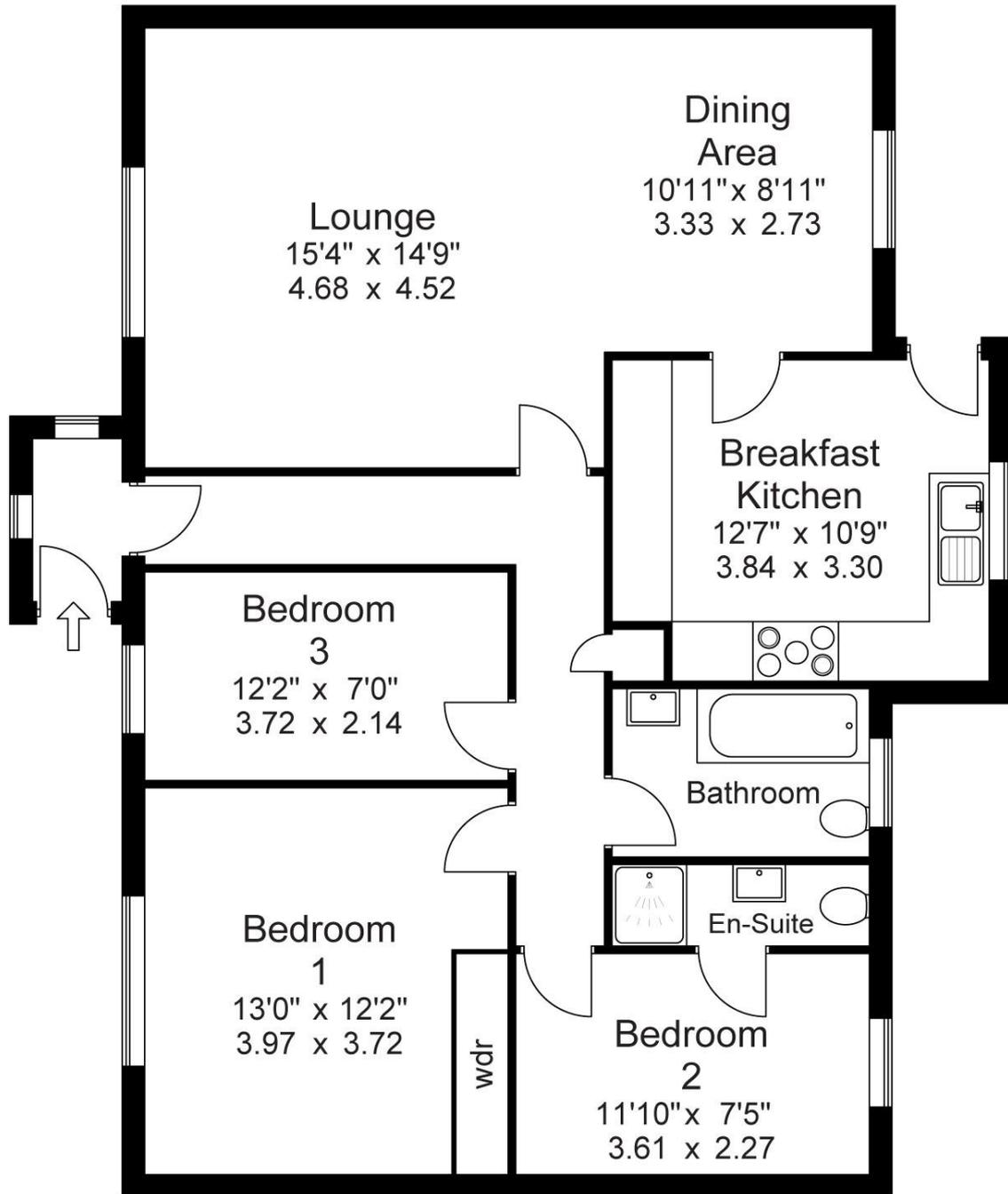
TO VIEW

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

DIRECTIONS

Sat Nav HX1 2BJ

Approx Gross Floor Area = 1000 Sq. Feet
= 92.7 Sq. Metres



For illustrative purposes only. Not to scale.

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