



## 197 HUDDERSFIELD ROAD HALIFAX

Just step inside this delightful 4 bedoomed detached residence and you cannot fail to be impressed by the attractive and spacious family accommodation it provides. It is situated in this extremely convenient and popular residential location , within a secure gated community, providing excellent access to Halifax Town centre the local amenities of Skircoat Green & Savile Park, including outstanding schools, as well as easy access to the trans Pennine road and rail network linking the business centres of Manchester & Leeds. This superb family home has a wealth of quality fixtures and fittings and an internal inspection is absolutely essential to fully appreciate the accommodation provided

**Price Guide: O/A £325,000**

The front entrance door with uPVC double glazed floor to ceiling side panel opens into the

### ENTRANCE HALL

With telephone entry system for the external electric gates, cornice to ceiling, inset spotlight fittings, one double radiator, and double doors to under the stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

### DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising wash basin with mixer tap and low flush WC

From the Entrance Hall a glass panelled door opens into the

### LOUNGE 16'6 x 15'



This spacious room has a feature fireplace incorporating multi-fuel stove on a matching stone hearth with wood mantle above. There is a uPVC double glazed floor to ceiling picture window and further uPVC double glazed windows to the rear elevation overlooking the rear garden and providing this room with its light and spacious aspect. Cornice to ceiling with inset spotlight fittings, one double radiator, wall mounted TV fittings and a fitted carpet.

From the Entrance Hall a glass panelled door opens into the

### MODERN FULLY FITTED DINING KITCHEN 16'6 x 10'3



This superb dining kitchen is fitted with a range of modern wall and base units incorporating granite work surfaces with a 1 ½ bowl sink unit with mixer tap, five ring gas hob with extractor in stainless steel canopy above and fan assisted oven and grill beneath, integrated dishwasher, integrated fridge, integrated freezer, integrated combination and microwave oven, and a larder cupboard with pull-out drawers providing excellent storage facilities. This dining kitchen has matching granite splash backs with complementing colour scheme to the remaining walls and a matching oak floor. Cornice to ceiling with inset spotlights and one double radiator.

From the entrance hall a door opens into the

### UTILITY ROOM

With fitted wall and base units and matching work surfaces with sink unit with external mixer tap, Ideal logic combination boiler, plumbing for an automatic washing machine and space for a tumble dryer. This spacious utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls, cornice to ceiling, inset spotlights, one double radiator, and uPVC double glazed window to the front elevation.

From the Entrance Hall a spindled staircase leads to the

### FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, one double radiator, cornice to ceiling with inset spotlight fittings. Double doors to under stairs cupboard providing excellent storage facilities. From the Landing a door opens to

### BATHROOM



With modern white three-piece suite comprising modern stand-alone bath with external taps and mixer shower tap, hand wash basin with mixer tap in vanity unit and low flush WC. This delightful bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. Modern vertical radiator/towel rail, uPVC double glazed window to the front elevation, extractor fan and inset spotlight fittings to the ceiling.

From the Landing a door opens to

## MASTER BEDROOM 17'7 x 13'7 narrowing to 10'1



Originally two smaller bedrooms the dividing wall has been removed to create a spacious double master bedroom with dressing area. Two uPVC triple glazed windows to the rear elevation, cornice to ceiling with inset spotlight fittings, two double radiators and one TV point.

From the Bedroom a door opens to

### EN SUITE SHOWER ROOM

With white three-piece suite comprising hand wash basin in vanity unit, low flush WC and fully tiled shower cubicle with Mira shower. The en suite is fully tiled including the floor, cornice, and inset spotlight fittings to the ceiling.

From the Landing a door opens into

## BEDROOM THREE 16'6 x 7'



With uPVC triple glazed window to the rear elevation, cornice to ceiling with inset spotlight fittings, one double radiator and a fitted carpet.

From the Landing a spindled staircase leads to the

### SECOND FLOOR LANDING

With one double radiator. From the Landing a door opens into

From the Second Floor Landing a door opens into

## BEDROOM FOUR 16'10 x 9'3 narrowing to 7'9

With three Velux skylight windows, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

## BEDROOM TWO 16'8 max x 14'3



This spacious double bedroom has three Velux double glazed skylight windows, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet. Doorway through to

### EN SUITE SHOWER ROOM

With three piece suite comprising hand wash basin with mixer tap, low flush WC and fully tiled walk-in shower cubicle with shower unit, uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator, and inset spotlight fittings to the ceiling.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

### EXTERNAL



There are remote controlled electric gates for vehicular access and a separate electric pedestrian gate opening to a block paved drive which leads to a block paved parking area and access to a DOUBLE GARAGE With electric door, power and light. To the side of the property there is a flagged path leading to the rear of the property where there is a flagged patio outside dining area, raised flower beds and a lawn. External water supply.

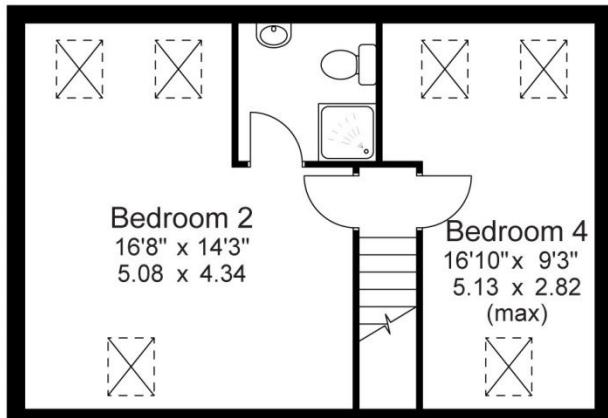
### TO VIEW

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

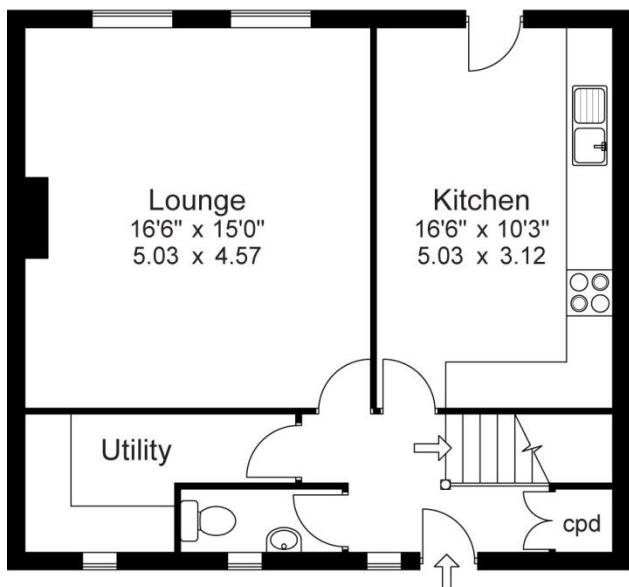
### DIRECTIONS

SAT NAV HX3 0AS

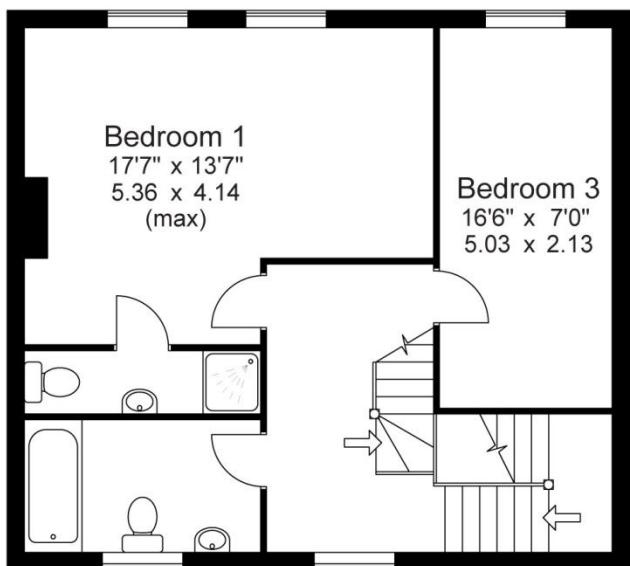
Approx Gross Floor Area = 1575 Sq. Feet  
= 146.00 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.