



Upper West Scausby, Halifax, HX2 9HZ  
£465,000

**E&H** Holmes  
ESTATE AGENTS

Welcome to this charming property located in the picturesque Upper West Scausby, Bradshaw. This delightful house boasts three reception rooms plus conservatory, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms (master with en-suite) there is ample space for the whole family to enjoy.

Situated in a serene rural setting, this link-detached house offers a tranquil escape from the hustle and bustle of life. Imagine waking up to the peaceful countryside views from your very own balcony, sipping your morning coffee as you take in the beauty of nature.

One of the standout features of this property is the garage, cleverly utilised as a gym. Say goodbye to expensive gym memberships and enjoy working out in the comfort of your own home. Additionally, the property includes a feature wine cellar, perfect for storing and displaying your favourite vintages.

Parking will never be an issue with space for three vehicles, making it convenient for you and your guests. The property is well presented, ensuring that you can move in and start enjoying your new home straight away.

Don't miss out on the opportunity to own this lovely property in Upper West Scausby. Book a viewing today and experience the charm and tranquillity this home has to offer.



### Entrance Porch

UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

### Entrance Hall

Glass floor panel to wine cellar. Radiator. UPVC double glazed window to front elevation. Door leading to Entrance Porch.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator.

### Dining Kitchen 14'1" x 14'11" (4.302 x 4.562)

Fitted kitchen with wall and base units. Belfast sink. Wooden work surfaces. Integrated dishwasher. Integrated fridge / freezer. Wine fridge. Exposed beams. Access to cellar. Radiator. UPVC French doors garden. UPVC double glazed window to side elevation.

### Lounge 14'0" x 14'11" (4.268 x 4.556)

Log burner. Exposed beams. Radiator. UPVC double glazed windows to front and rear elevations.

### Dining Room 14'0" x 12'2" into alcove (4.288 x 3.713 into alcove)

Feature fireplace. Exposed beams. Radiator. French doors leading to conservatory.

### Conservatory 11'6" x 10'8" (3.510 x 3.252)

UPVC constructed conservatory. Wall mounted electric heater.

### Utility Room 4'10" x 5'9" (1.476 x 1.759)

Plumbing for washing machine. Space for dryer. Boiler.

### Cellar 21'9" x 4'5" (6.652 x 1.367)

### Landing

Radiator. Double glazed door leading to balcony.

### Master Bedroom 14'0" max x 12'10" to wardrobes (4.290 max x 3.936 to wardrobes)

Fitted wardrobes. Two radiators. UPVC double glazed window to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan.

### Bedroom Two 7'10" x 14'9" (2.397 x 4.516)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 10'9" x 12'11" to wardrobes (3.298 x 3.952 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Fully tiled. UPVC double glazed window to side elevation.

### Garage 9'3" x 15'4" (2.825 x 4.695)

Currently utilised as a gym. Roller door. Power. Light. Radiator. Window to rear elevation.

### Parking

There is a block paved driveway for two cars plus a gated driveway at the end of the garden.

### Garden

An immaculately presented lawn and patio garden with a stunning rural outlook. Shed.

### Council Tax Band

D

### Location

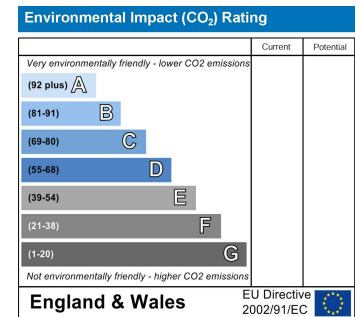
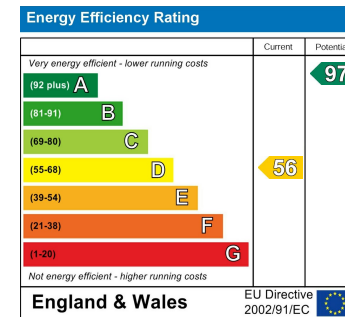
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

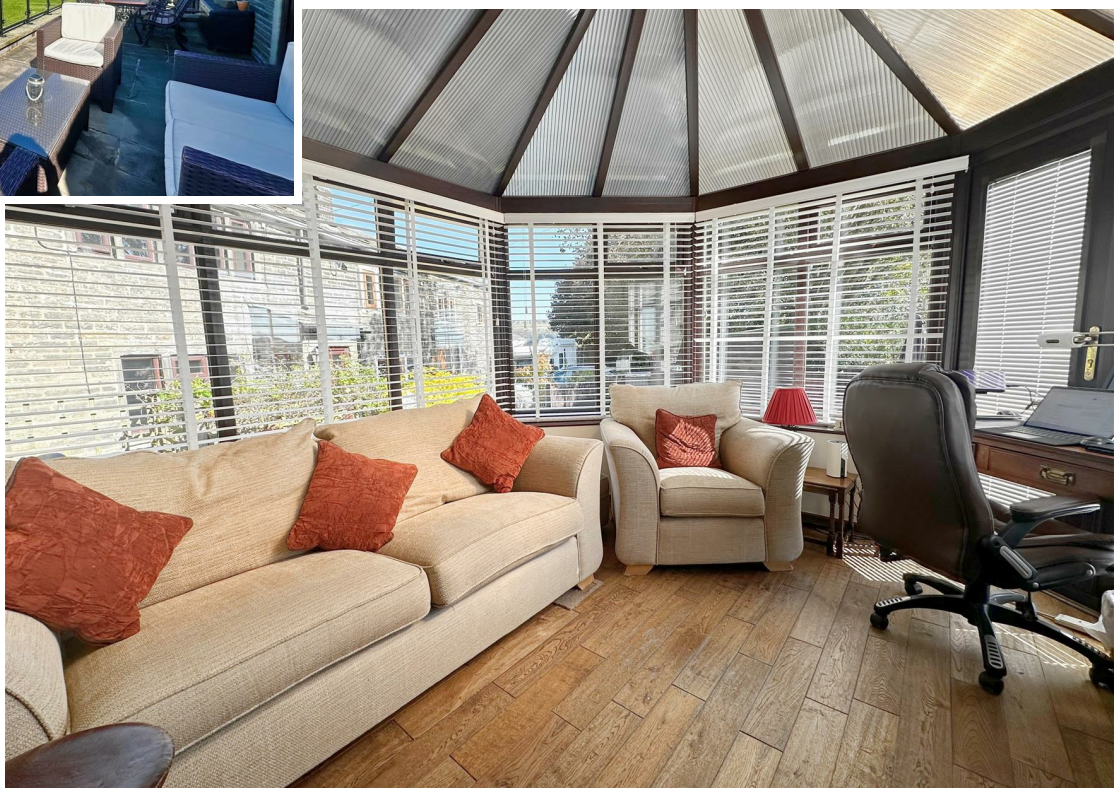
The three words designated to this property is: replace.surnames.dairy

### Disclaimer

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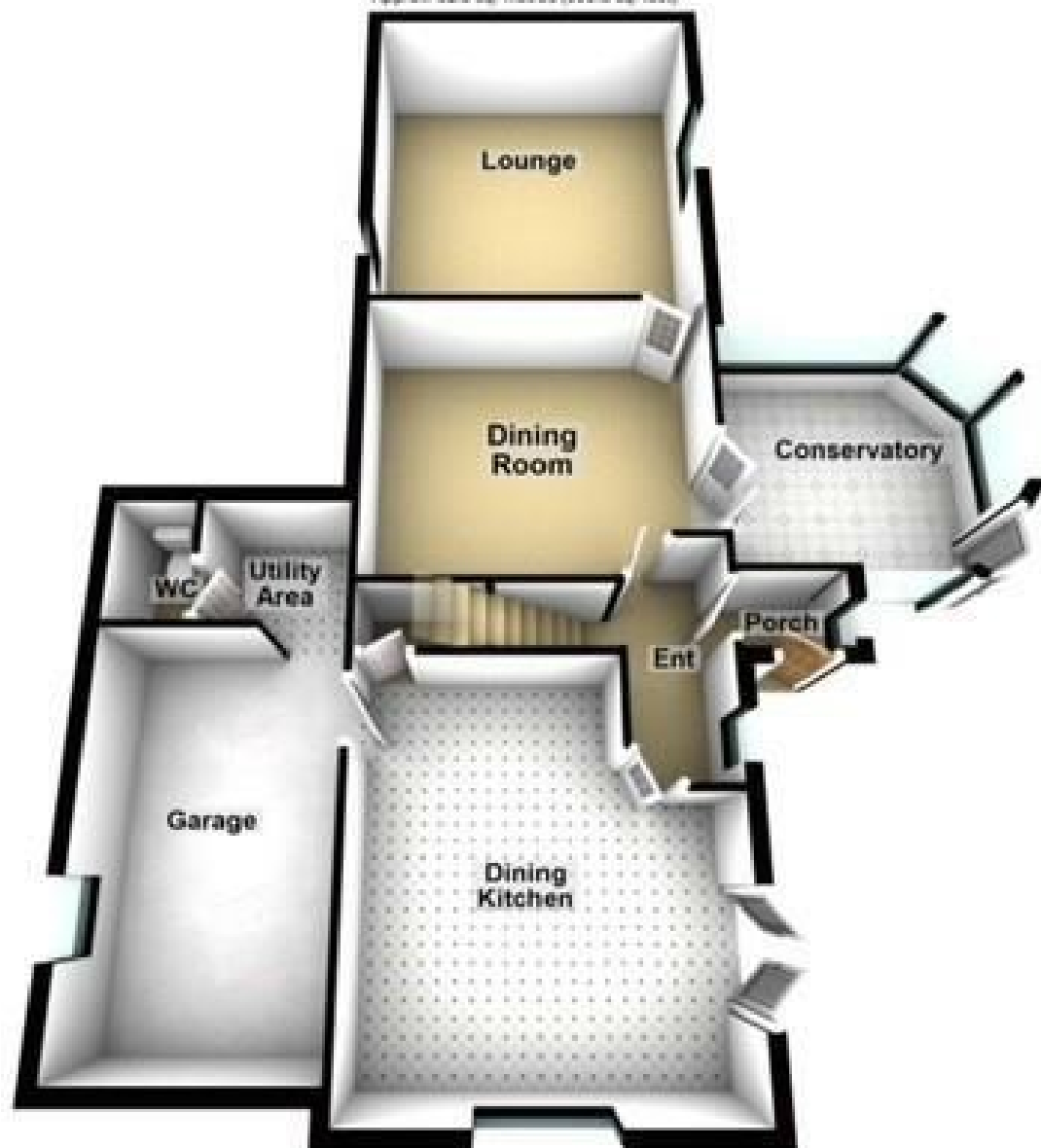






### Ground Floor

Approx. 92.3 sq. metres (993.8 sq. feet)



### First Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 152.5 sq. metres (1641.4 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.

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