



North Royd, Barkisland, HX4 0AH
£285,000

E&H Edkins Holmes
ESTATE AGENTS

Discover the Charm of Barkisland Village with this Spacious Terraced House. Situated in the picturesque village of Barkisland, Halifax, this expansive terraced house seamlessly combines modern living with unparalleled comfort. Boasting five bedrooms, this property is an ideal choice for families or those in need of ample space for visitors. The centrepiece of the home is a contemporary, high-spec kitchen that will delight any culinary enthusiast, offering a perfect setting for both daily meals and entertaining guests. Beyond the main living spaces, the property includes a self-contained one-bedroom granny annexe. This versatile addition can serve as a private haven for guests or be transformed into a home office, catering to your lifestyle needs. The property's low maintenance garden is a standout feature, complete with a hot tub, providing a superb space for relaxation and outdoor gatherings. Combining functionality with a warm, inviting atmosphere, this home offers a perfect retreat for those seeking to settle in a tranquil community. With its blend of modern amenities and spacious living areas, this Barkisland gem is a rare find that promises to cater to the demands of contemporary family life.



Entrance Porch

Wall mounted electric heater. UPVC double glazed door to front elevation.

Entrance Hall

Tiled flooring. Door to porch.

Lounge 15'5" x 10'10" (4.705 x 3.303)

Radiator. UPVC double glazed window to front elevation.

Dining Room 7'11" x 13'3" (2.422 x 4.048)

Radiator. UPVC double glazed French doors to rear elevation.

Breakfast Kitchen 15'11" x 11'2" (4.874 x 3.416)

Fitted kitchen with wall and base units. One and a half bowl undercounter sink. Hot water tap. Granite work surfaces. Dual fuel Range cooker (available by separate negotiation). Cooker hood. Integrated microwave. Integrated washing machine. Integrated dishwasher. Integrated wine cooler. Integrated fridge / freezer. Boiler installed November 2024. Designer radiator. UPVC double glazed window to front elevation.

Garden Room 6'2" x 9'4" (1.891 x 2.856)

Built in seating and storage. Radiator. UPVC double glazed window to rear elevation. Velux window.

Bedroom One 10'1" x 11'4" (3.079 x 3.471)

Build in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 7'10" x 13'3" (2.412 x 4.055)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 6'7" x 10'10" (2.020 x 3.303)

Built in cupboard. Radiator. UPVC double glazed window to front elevation.

Bedroom Four 8'10" x 7'8" (2.715 x 2.344)

Radiator. UPVC double glazed window to side elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Designer radiator. Extractor fan. UPVC double glazed window to rear elevation.

Ground Floor Annex:

Snug 5'3" x 7'3" (1.602 x 2.219)

Radiator. UPVC double glazed window to front elevation. Velux window.

Bedroom 13'7" x 7'2" (4.142 x 2.188)

Designer radiator. Two Velux windows.

En-Suite

Wash hand basin. Low flush W.C. Bath with shower over. Designer radiator. Two UPVC double glazed windows to rear elevation.

Parking

Driveway parking for one car.

Front Garden

Lawn garden and artificial lawn.

Rear Garden

Enclosed garden with three sheds, artificial lawn, decking and patio. Hot tub.

Council Tax Band

A

Location

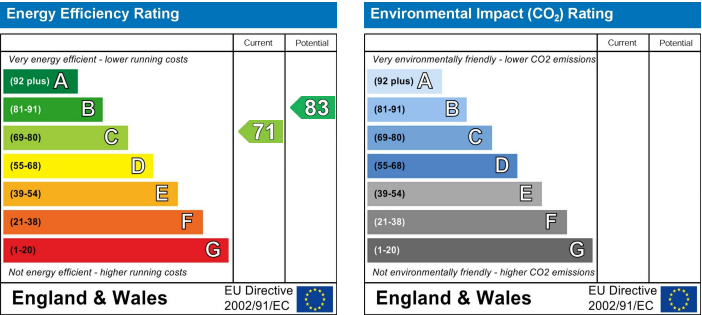
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

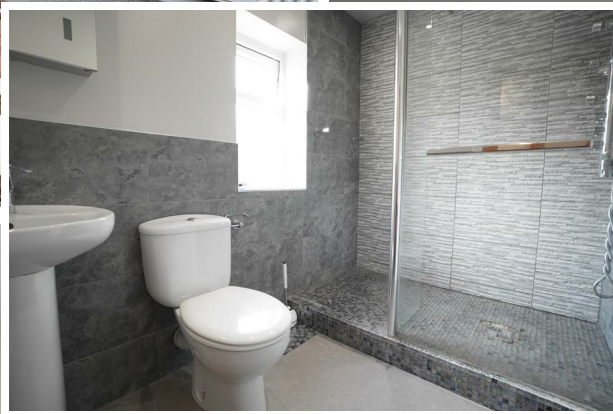
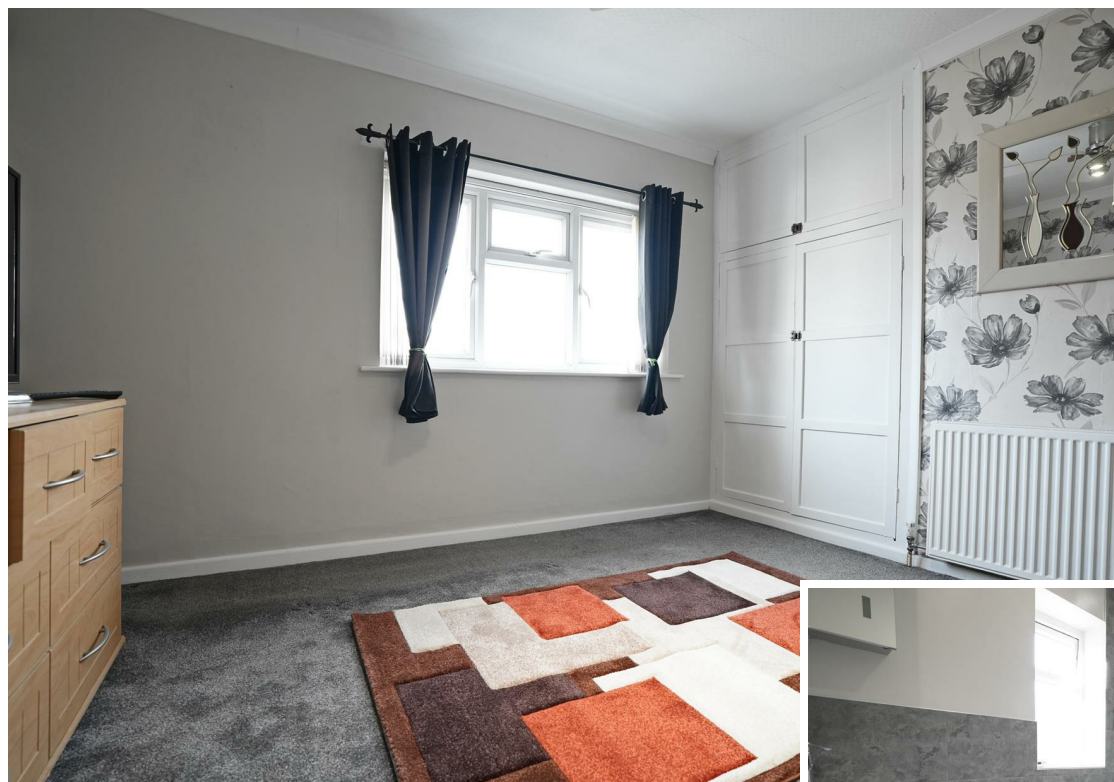
The three words designated to this property is:
fixated.triangles.slab

Disclaimer

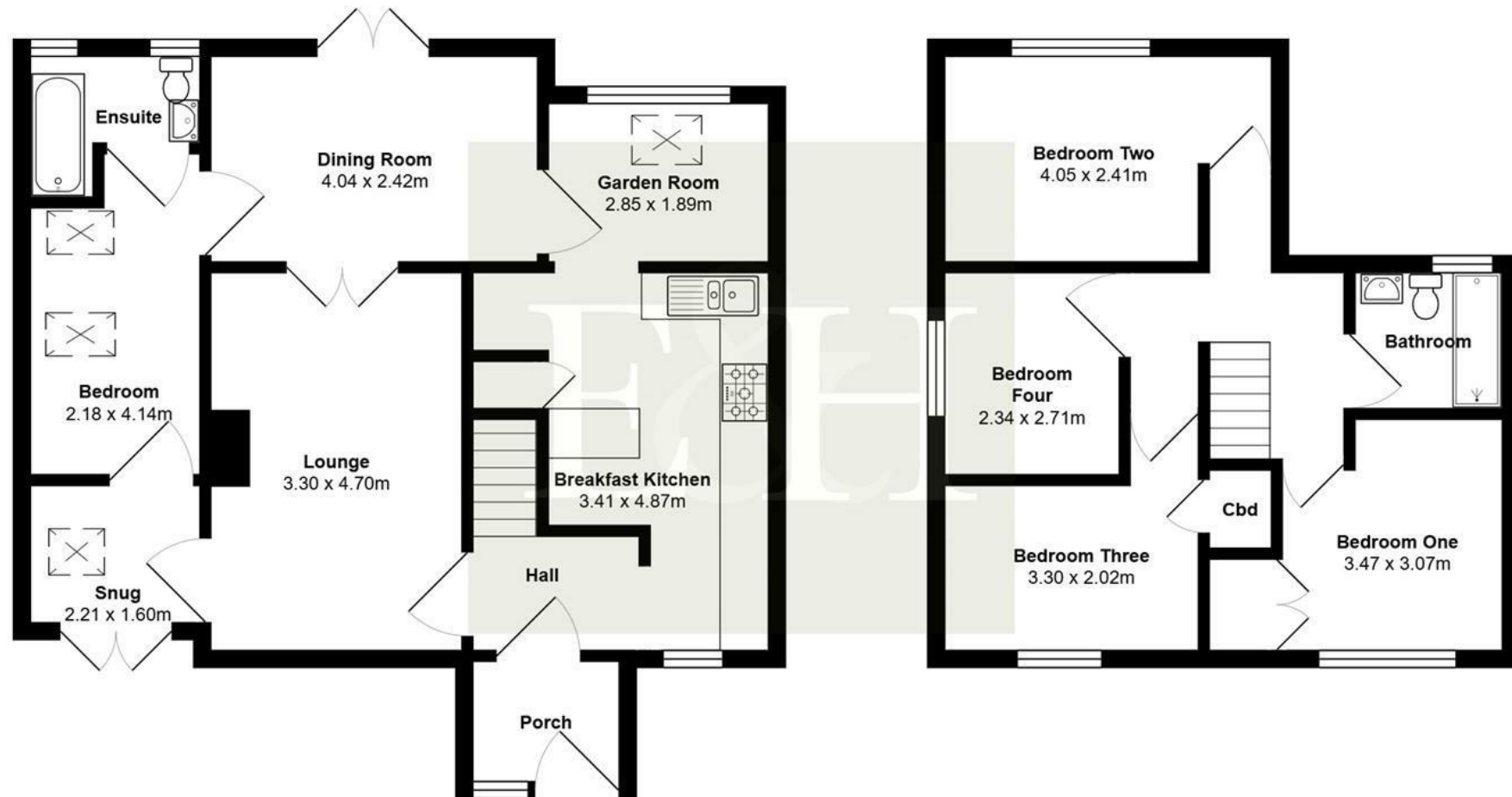
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All measurements are approximate and for display purposes only