



Shaw Close, Holywell Green, HX4 9DS
£450,000

E&H Edkins Holmes
ESTATE AGENTS

Located at the entrance of a quiet cul-de-sac, this impressive five-bedroom detached residence offers spacious and versatile accommodation, thoughtfully designed to suit modern family living.

The property opens into a home of generous proportions, with a light-filled living room and an elegant dining room, ideal for both everyday living and formal entertaining. To the front of the house, a charming conservatory provides an additional reception space, creating a welcoming area to relax and enjoy natural light throughout the year. The modern kitchen is well-appointed, combining style with practicality. Further enhancing the flexibility of this home are bathrooms on both the ground and first floors, providing convenience for family and guests alike.

Externally, the property benefits from an enclosed garden, featuring a lawn and patio seating areas, offering a private setting for relaxation and outdoor dining. To the front, a spacious driveway accommodates up to three vehicles and leads to a detached garage with an electric up-and-over door, ensuring both security and practicality.

This exceptional home combines comfort, space, and contemporary living in a peaceful setting, making it a truly outstanding opportunity for the discerning purchaser.



Ground Floor:

Kitchen 14'3" x 8'8" (4.366 x 2.643)

A modern fitted kitchen with a range of wall and base units. Undercounter one and half bowl sink. Granite worksurfaces. Electric oven. Induction hob with cooker hood over. Integrated washing machine, dishwasher, fridge, freezer and tumble dryer. Boiler with full service history. Underfloor heating. UPVC double glazed windows to side and front elevation. UPVC double glazed front door.

Lounge 17'8" x 11'1" (5.390 x 3.388)

Electric fire. Radiator. UPVC double glazed patio doors.

Dining Room 19'5" x 11'1" (5.919 x 3.388)

Pebble effect, living flame, gas fire. Radiator. UPVC double glazed window to front elevation.

Conservatory 15'3" x 14'1" (4.662 x 4.307)

UPVC construction. Two wall mounted electric heaters.

Inner Hallway

Understairs cupboard.

Bedroom Five/Third Reception Room 16'5" x 9'3" (5.024 x 2.820)

Currently utilised as a gym. Radiator. UPVC double glazed patio doors to rear garden.

Bedroom Four 11'10" x 8'5" (3.615 x 2.576)

Radiator. UPVC double glazed window to rear elevation.

Shower Room

Modern shower suite comprising shower cubicle, wash hand basin and WC. Fully tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

First Floor:

Landing

Stairs from entrance hall. Loft access (loft boarded). Remote control, sensor Velux window.

Master Bedroom 15'2" x 11'4" plus 6'4" x 4'0" to wardrobes (4.626 x 3.474 plus 1.931 x 1.221 to wardrobes)

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

Bedroom Two 14'8" x 11'5" (4.487 x 3.495)

Built in wardrobes. Radiator. UPVC double glazed windows to rear elevation. Velux window.

Bedroom Three 15'2" x 10'10" max (4.641 x 3.321 max)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Modern four piece shower suite comprising bath with mixer taps, shower cubicle, wash hand basin and WC. Fully tiled. Chrome towel radiator. UPVC double glazed window to side elevation

Garage

Detached single garage with power and light. Side door for access from garden. Electric up and over door.

Parking

Driveway parking for three cars.

Front Garden

Lawn garden with mature shrub borders.

Rear Garden

A tiered patio and lawn garden with shrub and flowerbeds. Outside tap.

Council Tax Band

E

Location

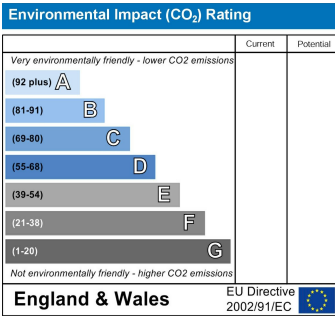
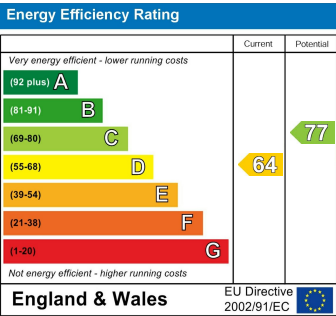
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

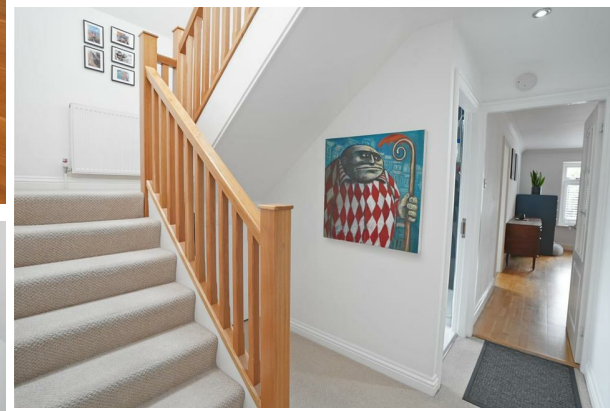
The three words designated to this property is: marble.lived.amused

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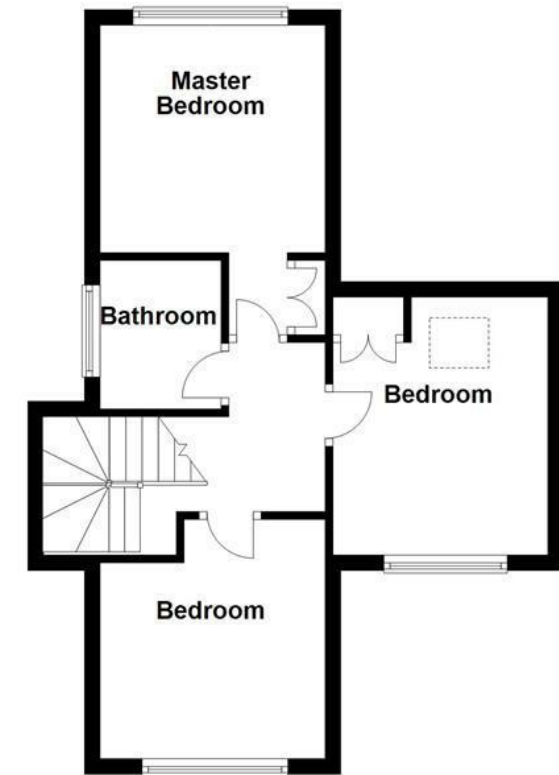




Ground Floor



First Floor



For Illustrative Purposes Only, Not to scale.
Plan produced using PlanUp.

Shaw Close, Halifax