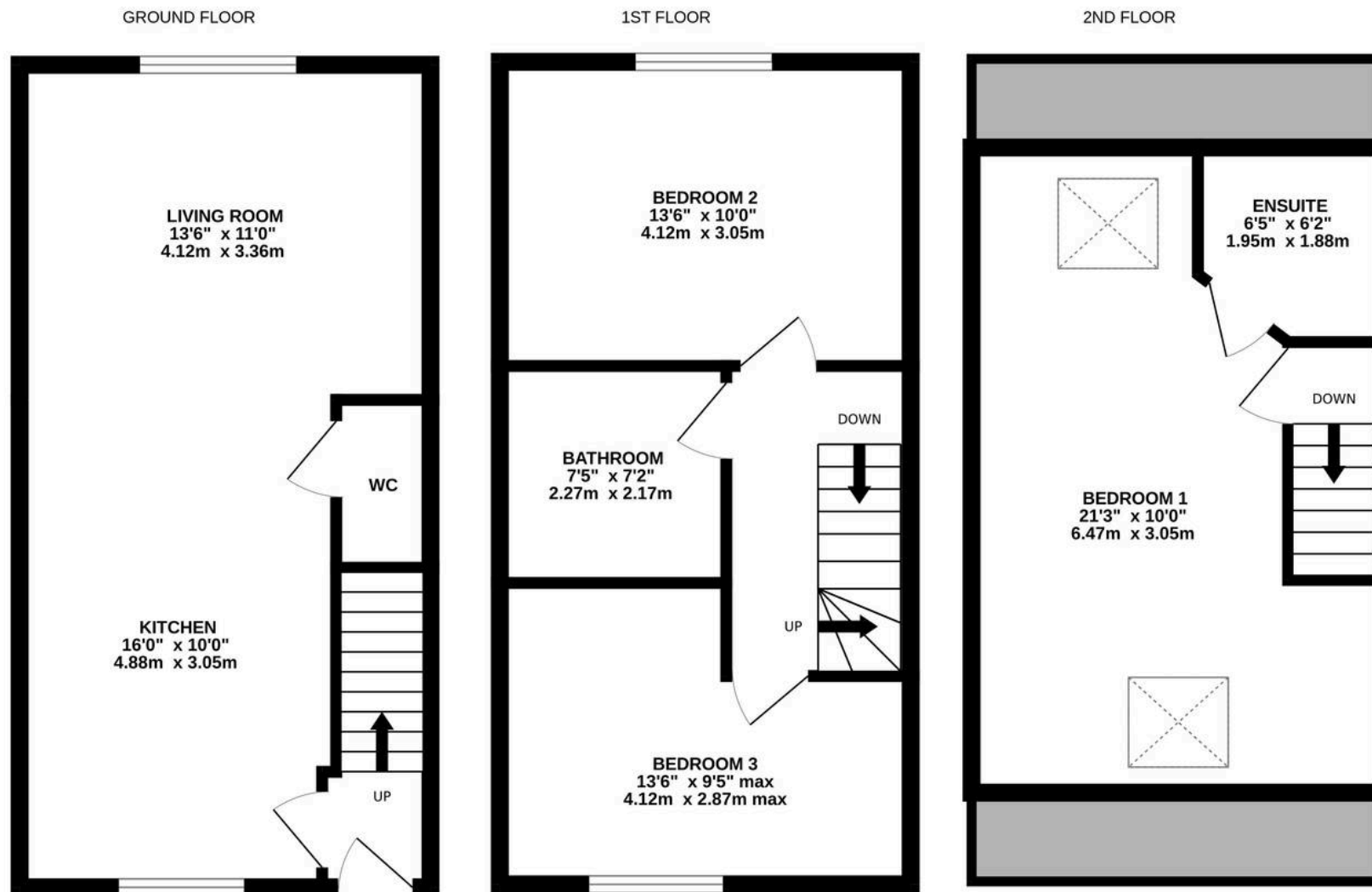




Boothwood House, Range Bank, Boothtown
Halifax

Offers in Region of **£275,000**



RANGE BANK

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Boothwood House, Range Bank

Boothtown, Halifax

Boothwood House (right hand side) is a spacious well appointed end town house in a block of three with large garden particularly to the side and at the rear as well as parking for two cars and EV charging point. Property is fitted to a generous specification with good quality fixtures and fitting with floor coverings throughout. there is a gas central heating system, pvcu double glazing, security alarm, briefly comprising to the ground floor entrance lobby, fitted dining kitchen with host of integrated appliance and quartz worktops, living room with bi fold doors to the rear garden and downstairs WC. First floor landing with glass panelled balustrade leading to generous bedrooms and bathroom. Second floor master bedroom with en suite shower.

- *** OPEN TO VIEW ON SATURDAY 3RD MAY FROM 12PM UNTIL 2PM ***



Entrance lobby

This has a composite panelled and frosted double glazed door, ceiling light point, central heating radiator, there is a fitted entrance mat together with carpet which continues up the staircase and onto the main landing. From the lobby an engineered oak door opens into the dining kitchen.

Dining Kitchen -16' 0" x 10' 0" (4.88m x 3.05m)

This has inset led down lighters, central heating radiator, pvcu double glazed window, grey oak effect plank flooring and fitted with a range of matte graffite shaker style base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying Quartz worktops with matching splash backs, there is an inset 1 1/2 bowl sink with brushed stainless steel mixer tap, four ring stainless steel gas hob with stainless steel and curved glass extractor hood over, electric double oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washer dryer and cupboard housing a Baxi gas fired central heating boiler. To one side an engineered oak door gives access to a downstairs WC.

Downstairs WC

With ceiling light, extractor fan, central heating radiator, grey oak plank effect laminate flooring and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and tiled splash back together with a low flush WC.

Living Room -13' 6" x 11' 0" (4.11m x 3.35m)

This is open plan to the dining kitchen and situated to the rear of the property enjoying a lovely aspect over the garden and woodland beyond with large aluminium double glazed bi fold door, there is a ceiling light point, high level double plug socket ideal for mounting flat screen tv and fitted carpet.



First Floor Landing

With glass panelled balustrade with oak hand rail, ceiling light point, fitted carpet, central heating radiator, useful storage cupboard with fitted shelving and staircase rising to the second floor. From the landing access can be gained to the following rooms..-

Bedroom Three

13' 6" x 9' 5" (4.11m x 2.87m)

With pvcu double glazed window with pleasant aspect over woodland, there is a ceiling light point, engineered oak door, central heating radiator and fitted carpet.

Bedroom Two

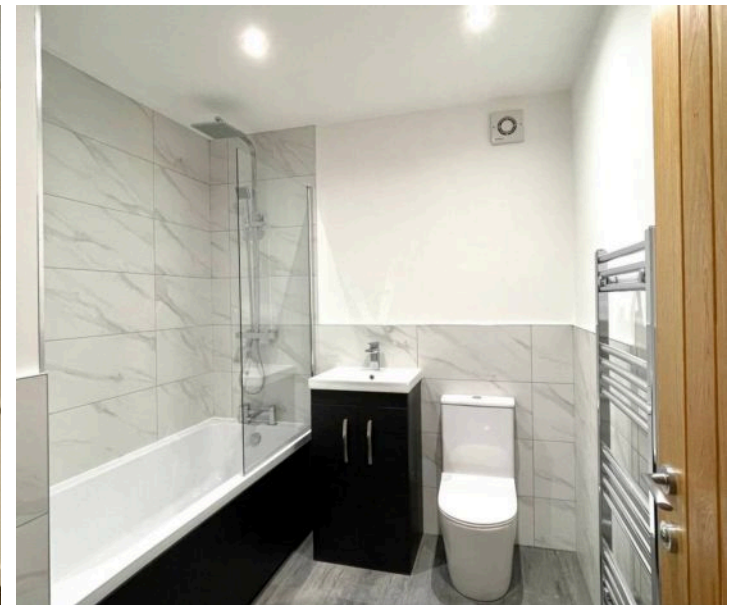
13' 6" x 10' 0" (4.11m x 3.05m)

This double room is situated to the rear of the property and has pvcu double glazed window looking out over the garden with a pleasant wooded aspect beyond, there is an engineered oak door, ceiling light point, central heating radiator and fitted carpet.

Bathroom

7' 5" x 7' 2" (2.26m x 2.18m)

With inset led down lighters, extractor fan, part tiled walls, grey plank effect laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting incorporating fix shower rose and separate hand spray, vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.





Second Floor Landing

With fitted carpet and ceiling light point. From here access can be gained to bedroom one.

Bedroom One

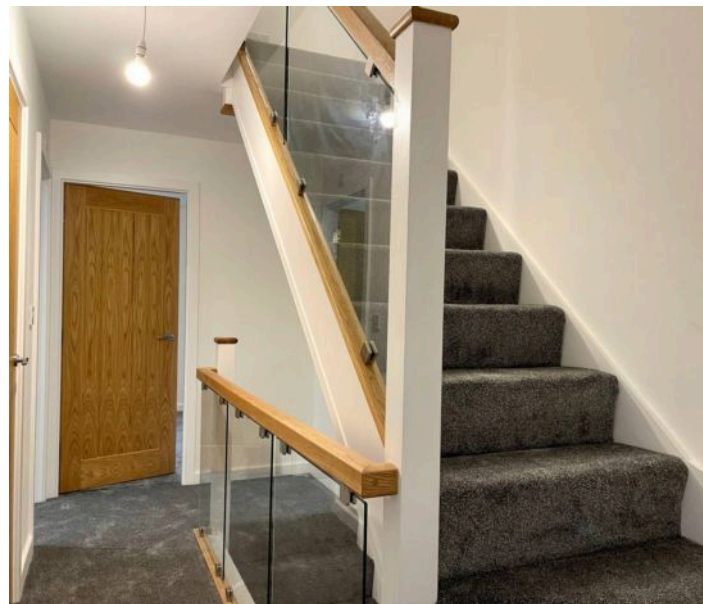
21' 3" x 10' 0" (6.48m x 3.05m)

As the dimensions indicate this is a spacious double room which has Velux double glazed window, ceiling light point, central heating radiator, engineered oak door and fitted carpet. To one side access can be gained to the en suite shower room.

En Suite Shower Room

6' 5" x 6' 2" (1.96m x 1.88m)

With Velux double glazed window, inset led down lighters, extractor fan, chrome ladder style heated towel rail, grey plank effect laminate flooring, engineered oak door and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap with tiled splash back, low flush WC and tiled shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.





Garden/Parking

The property has a particularly generous garden with large area to the side and this continues around to the rear which will be turfed and enjoys a pleasant aspect over woodland.

To the front of the property there is a tarmac parking area for two cars, together with outside cold water tap and outside lighting.



Additional Details

Windows- pvcu with charcoal grey exterior and white interior Construction- Epoch tumbled art stone Heating- gas fired central heating system with Baxi boiler Security- fitted alarm Warranty- architect certificate with Stott Thompson Architects Electrics- Cat 5 external power point and electric car charging point Reservation fee- £500 non refundable

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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