



**98 WILLOWFIELD ROAD  
WILLOWFIELD  
HALIFAX  
HX2 7NF**

Are you searching for a family home with great gardens and plenty of parking? Do you have plans to extend over the years as your family grows? Would you like a home set back from the road, secure and gated? Are you happy to put your own stamp on your next home? This fabulous detached family home would certainly tick a lot of our boxes, with accommodation that's sure to impress. Drive through the private gates and you can park beneath the car port, in the garage, or in the parking area to the front. Step through the front door into the welcoming hall and you immediately get a sense that you're home. The door to the garage and the ground floor WC are certainly useful, and there is a lovely lounge, open to the dining room, a good sized kitchen and a conservatory at the rear with a utility cupboard for the washing machine and drier. Upstairs you will find four good bedrooms, one en-suite, and a larger than average family bathroom. But the real feature of this home for us is the garden. With secluded sitting areas, large swathes of lawn, mature shrubs and trees and a vegetable garden, there's something for all the family, all enclosed for added privacy. All in all this is a home you really shouldn't miss.

**OFFERS IN EXCESS OF £450,000**

## ENTRANCE HALL

A spacious and airy entrance hall with a staircase up to the first floor and a personal door into the garage.



## DINING ROOM

3.28 x 3.23 (10'9" x 10'7")

A nice dining area, open to the lounge, with French doors and windows to the conservatory.



## WC

With a two piece suite consisting of a low level WC and a wash basin, along with a heated towel rail.



## LOUNGE

3.94 x 3.91 (12'11" x 12'10")

A good sized dual aspect lounge with a splayed bay window to the front and window to the side. An electric fire is fitted to one wall.



## KITCHEN

2.71 x 4.64 narrowing to 4.39 (8'11" x 15'3" narrowing to 14'5")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces, incorporating a stainless steel sink unit with one and a half bowls and a mixer tap and integrated ceramic hob, canopy hood and electric oven. There is also a useful pantry cupboard.



## CONSERVATORY

6.58 x 1.24 (21'7" x 4'1")

A long conservatory running along the back of the house, a lovely place to sit and enjoy the gardens, with a door out to the rear and access to the utility cupboard.

## UTILITY CUPBOARD

With plumbing for a washing machine, fitted shelving and the gas boiler.



## FIRST FLOOR LANDING

With a large window overlooking the side gardens.



## BEDROOM ONE

3.93 x 3.93 (12'11" x 12'11")

A nice room with far reaching views across to the Norland hillside.



## EN SUITE SHOWER ROOM

Fitted with a three piece suite consisting of a low level WC, a wash basin and a large shower enclosure to part tiled walls and a large mirror over the wash basin. There is also a useful heated towel rail.



## BEDROOM TWO

6.29 x 2.75 inc area of lower height (20'8" x 9'0" inc area of lower height)

A good sized room with a large window overlooking the side gardens.



## BEDROOM THREE

3.24 x 2.70 (10'8" x 8'10")

With views over the rear gardens.



## BEDROOM FOUR

2.32 x 2.42 (7'7" x 7'11")

A great home office or a good single bedroom, with views over the rear gardens.





## HOUSE BATHROOM

Fitted with a four piece suite consisting of a low level WC, a wash basin, a corner bath with whirlpool jets and a shower enclosure. Walls are partly tiled and there is a heated towel rail.



## OUTSIDE

Approached through the private gates we have parking for several cars in addition to the carport to one side and the good sized attached garage to the other. The gardens sit to the front, side and rear, and are a real feature of this family home. There's something for everyone, a paved seating area ideal for barbecues and relaxing, a vegetable garden with greenhouse perfect for those wanting to grow their own food, the shrubs and flowers giving plenty of interest for the keener gardener and the lawns great for kicking a ball around with the kids. All enclosed, it's a safe space for the kids to explore.



## GARDENS



## GARAGE

5.31 x 2.74 (17'5" x 9'0")

A good sized garage with a wraparound door and large window to the side. A personal door leads into the hallway.

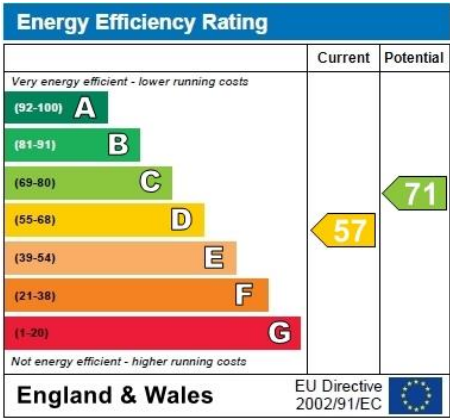
## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council.  
Council Tax Band: F.

DIRECTIONS

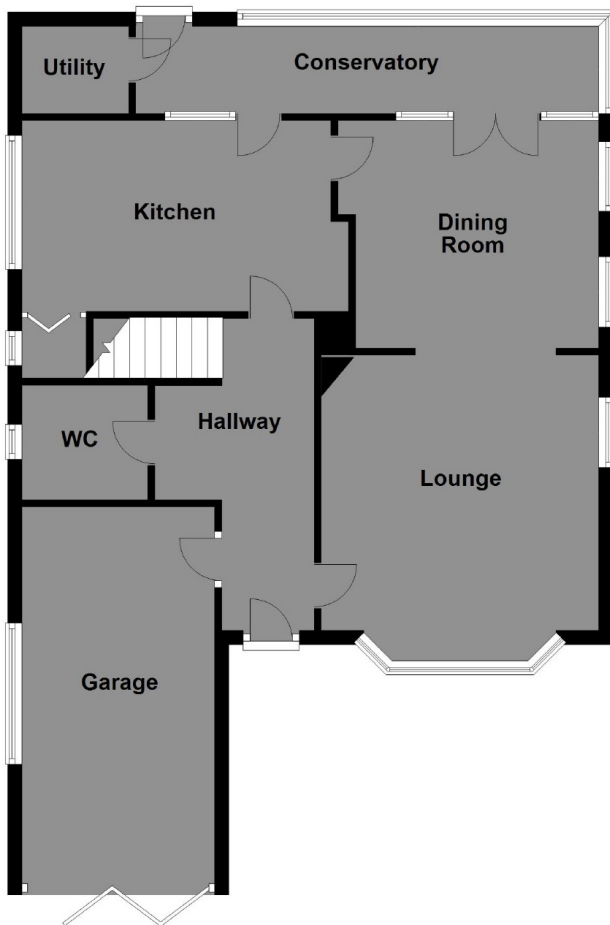
From Halifax town centre proceed along King Cross Street, merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross, and bear right along the A646 Burnley Road, proceeding for approximately half a mile. Turn left into Willowfield Drive and follow the road round to the left. The house can then be found on the left hand side.  
Postcode: HX2 7NF.

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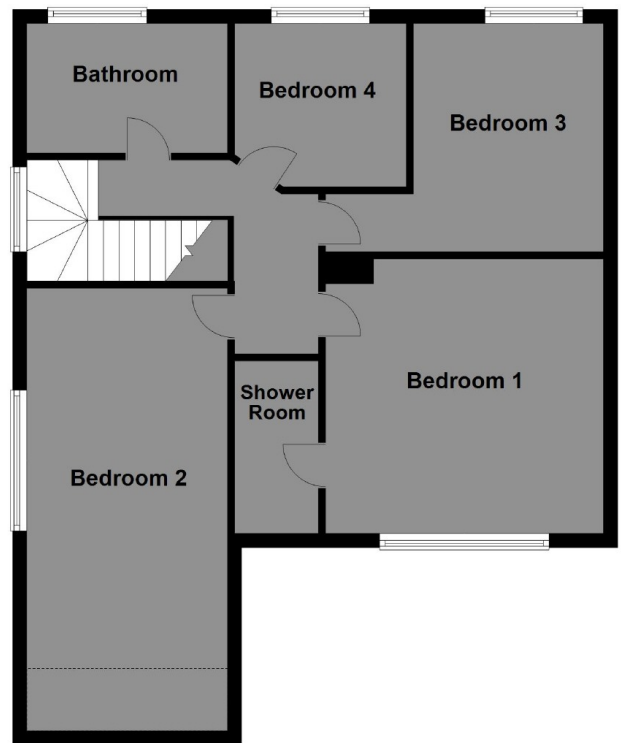


# 98 WILLOWFIELD ROAD, WILLOWFIELD, HALIFAX, HX2 7NF

**Ground Floor**



**First Floor**



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.