



**13 PARK FIELDS
HALIFAX
HX2 0RF**

£399,950



**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.com**

Located at the head of this quiet cul de sac sits this impressive, fully modernised and extended four bedroom detached bungalow.

This unique property also benefits from full planning and building regulation approvals.

The accommodation has the benefit of gas central heating, upvc double glazing, new kitchen, bathrooms and alarm system.

The new layout comprises: - Ground floor - Large entrance hall, extremely spacious family dining, kitchen, lounge with French doors, three ground floor bedrooms, family bathroom. First floor: - Impressive master bedroom with picture window, further ensuite shower room and dressing area. Large well-kept South facing lawned gardens, patio, driveway to accommodate 3 cars and detached garage. Vacant possession and no chain.

ACCOMMODATION COMPRISES: -

GROUND FLOOR

Spacious entrance hall

With composite anthracite external door, open staircase, glazed balustrade, alarm control panel, programmable thermostat, double radiator, and Invictus herringbone flooring.

Extremely spacious family dining kitchen

8.66 m (28'5) x 3.87 m (12'8)

Contemporary range of kitchen units, complemented with Silestone work surfaces, matching splashbacks and breakfast bar. With black inset under counter sink and matching mixer tap, offering a host of integrated appliances incorporating; Fan assisted oven, matching microwave oven and heated plate drawer. Five ring induction hob and integrated down draught extractor fan. Integrated fridge freezer and dishwasher. Black inset spotlights, contemporary radiator and double radiator. Invictus herringbone flooring. Opening to: -

Generous Lounge

5.07 m (16'8) x 3.99 m (13'1) max

With large upvc French doors and glazed panels opening out onto south facing gardens. CAT 5 wiring, black inset tilt and turn spotlights, double radiator. Invictus herringbone flooring. Double glazed VELUX roof light.

Bedroom 2

3.58 m (11'9) x 2.69 m (8'10)

Chrome sockets and switches, grey carpet, cloud nine underlay and double radiator.

Bedroom 3

2.90 m (9'6) x 3.16 m (10'4)

Chrome sockets and switches, grey carpet, cloud nine underlay and double radiator. Storage cupboard housing Worcester Bosch combination condensing boiler, electricity meter and consumer unit.

Bedroom 4

2.40 m (7'10) x 2.52 m (8'3)

Chrome sockets and switches, grey carpet, cloud nine underlay and double radiator.

Family bathroom

Quality suite incorporating; free standing bath with black wall mounted bath filler, glazed shower cubicle with anthracite tray and black mixer shower unit. Anthracite wall hung vanity unit, matching black mixer tap, illuminated bathroom mirror. Dual flush WC. Black designer towel radiator. Grey tiled flooring, black inset spotlights and extractor fan.

FIRST FLOOR

Landing

Future provision for dressing area /office.

Chrome sockets and switches, grey carpet, cloud nine underlay, double glazed VELUX roof light, black inset tilt and turn spotlights, glazed balustrade and single radiator.

Master bedroom

4.79 m (15'8) x 3.67 m (12'0)

Feature picture window taking in views over the adjacent countryside. Chrome sockets and switches, CAT 5 wiring, grey carpet, cloud nine underlay and double radiator. Two VELUX double glazed roof lights and black inset spotlights.

Shower room / Ensuite

Quality suite incorporating; Glazed shower cubicle with white tray and brushed brass mixer shower unit. Olive wall hung vanity unit, matching brushed brass mixer tap, illuminated brushed brass bathroom mirror. Dual flush WC. Brushed brass designer towel radiator. Grey tiled flooring, VELUX double glazed roof light, black inset spotlights and extractor fan.

External

Situated on a large garden plot, at the head the cul de sac, the property can be seen on the left hand side.

To the front of the property, there are newly lawned gardens with hedged borders. Driveway providing off road parking for 3 cars, leading to single detached garage with electric up and over door. Power, lighting and side access door.

Further lawned areas to the side and rear, ideal for a future garden room. Grey Indian riven paving to the perimeter of the property with patio area outside the lounge area.

Services

All main services are installed. The property has been fully modernised throughout with the benefit of gas central heating, upvc double glazing and a burglar alarm system. The Council tax band for the property is band D. The Energy Efficiency rating for the property is band C.

Directions

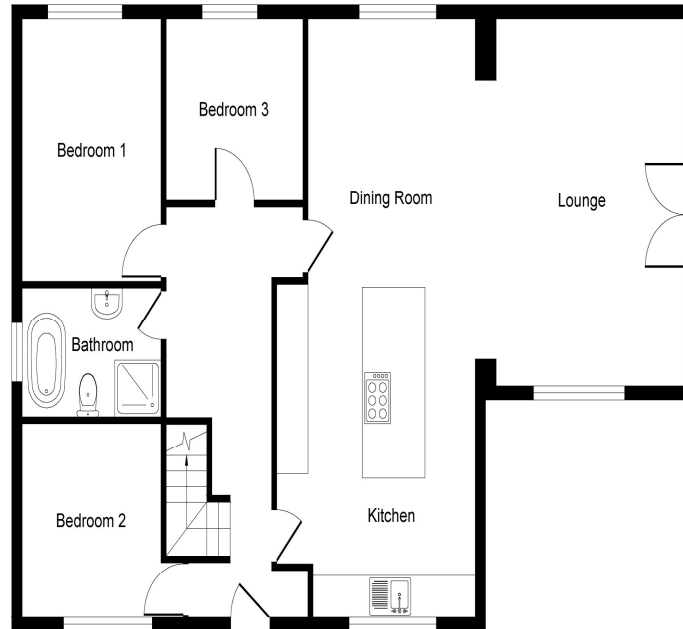
From Halifax proceed up Pellon Lane, continue through the traffic lights at the end of Queens Road, and proceed into Pellon New Road and directly into Moor End Road towards Mount Tabor. On approaching Woodleslford Store on the right turn second left into Parkfields. Proceed to the top of the cul de sac and the property can be seen on the left hand side.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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28/02/2024, 13:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

13 Park Fields HALIFAX HD6 0RF	Energy rating C	Valid until: 27 February 2034 Certificate number: 0350-2613-3220-2624-7256
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Property type: Detached bungalow
Total floor area: 131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	70 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificates/0350-2613-3220-2624-7256?print=true>

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