



43 Wharfedale Mount, Halifax, HX3 7NF

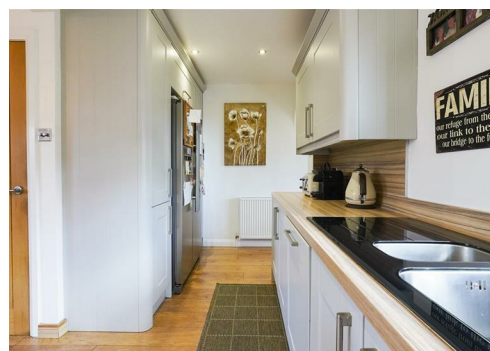
Offers In The Region Of £385,000

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This impressive 4-bedroom detached home is now available, offering a perfect blend of modern living and family-friendly functionality. With a large, private lawned garden, ample driveway parking, and generously sized rooms, this property is ideal for those seeking a comfortable and spacious family home.



Council Tax Band: D



Ground Floor:

Entrance Porch: The property opens into a welcoming porch with a convenient downstairs WC and windows to both the front and rear, creating a bright and airy entrance space.

Hallway: The hallway provides access to the living room, kitchen/diner, and staircase to the first floor.

Living Room: The spacious living room features a front-facing window, a feature fireplace, carpeted flooring, and radiators. This room offers plenty of space for seating and living room furniture and connects to the sun lounge via sliding doors.

Kitchen/Diner: The modern kitchen is equipped with a 5-ring induction hob, integrated appliances, a breakfast bar, and wood-effect flooring that complements the worktop space. The kitchen also features a storage cupboard with space and plumbing for a washing machine. There is ample room for a dining table and chairs, and French doors open out onto the rear garden, making this space perfect for family meals and entertaining.

Sun Lounge: This bright and airy room is surrounded by windows and features French doors that also open out to the rear garden, filling the space with natural light and providing a seamless indoor-outdoor flow.

First Floor:

Bedroom 1: The master bedroom is a generous double room with a front-facing window, fitted wardrobes, carpeted flooring, and ample space for additional bedroom furniture.

Bedroom 2: Another spacious double room with fitted wardrobes, carpet flooring, and a rear-facing window offering lovely views of the garden.

Bedroom 3: This room is large enough to accommodate a double bed and double

wardrobe, as seen in the property photos. It features a front-facing window and carpeted flooring.

Bedroom 4: Currently used as an office, this room has space for a single bed and wardrobe and includes a rear-facing window and carpeted flooring.

Family Bathroom: The bathroom comprises a panelled bath with a shower attachment, a vanity hand wash basin, WC, and an obscured rear-facing window.

External Features:

Rear Garden: The property boasts an extensive, private lawned garden, enclosed by fencing and mature shrubs and trees. A separate patio area provides the perfect spot for outdoor dining and relaxation, with beautiful views over the adjacent fields.

Additional Storage: The home also includes a generous garage and a shed, offering ample storage space for tools, garden equipment, and more.

Driveway: The driveway provides ample parking space for multiple vehicles, enhancing the practicality of the home.

This property offers the perfect combination of modern comfort and space, with excellent outdoor areas and beautiful views, making it the ideal family home.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





