



The Orchards, Denholme Gate Road, Hipperholme, Halifax, HX3 8HX

£525,000

- Open-Plan Kitchen/Diner
- Two Home Offices
- 4 Car driveway
- Utility Room
- Three Generous Bedrooms
- Private Garden
- Large Garage
- En-Suite & Modern Family Bathroom
- Ideal Location

Denholme Gate Road, Halifax HX3 8HX

This charming family home offers a perfect blend of style and practicality across two floors. The entrance hall leads to a spacious lounge, a modern U-shaped kitchen with solid oak worktops and integrated appliances, and a dining area with patio doors that open to a private garden, ideal for outdoor entertaining. A utility room provides extra convenience with space for appliances and storage.

Upstairs, the master bedroom features fitted wardrobes and a sleek en-suite, while two additional double bedrooms and a family bathroom offer ample space. A bright third study room boasts natural light from its south-facing window.

Externally, the home includes a large, tree-lined garden for added privacy and a private driveway with an integral powered garage for multiple cars.

Ideal for families, this home combines comfort, modern amenities, and excellent outdoor space.



Council Tax Band: E



Entrance: Step through the porch, which offers a handy space for shoes and coats, and enjoy the added security of a secondary door. The hallway, with its stylish laminate flooring, provides access to the lounge, kitchen/dining area, and study.

Lounge: This inviting, carpeted lounge is designed for comfort, offering versatile space for various sofa arrangements. A feature electric fireplace adds a cozy ambiance, while the double-glazed bay windows flood the room with natural light, offering views of the front garden. Intricate ceiling detailing adds a touch of elegance.

Kitchen/Diner: The heart of the home, this spacious kitchen/diner boasts laminate flooring and an impressive U-shaped kitchen with solid oak worktops. Modern integrated appliances include a dishwasher, range-style cooker with overhead extractor, microwave, and fridge, while the sink overlooks the serene rear garden. The breakfast bar is perfect for casual meals or entertaining guests, and there's ample space for a large dining table. Patio doors lead directly to the garden, and an adjoining utility room connects to the integral garage.

Utility Room: Equipped with plumbing for a washing machine and dryer, along with space for a freezer, this room also features additional floor and wall-mounted storage units.

Study: Integrated storage space and room for office set-up.

First Floor Landing

Master Bedroom: A beautifully designed double bedroom featuring an integrated dressing table and full-length wardrobes, creating a minimalist, clutter-free space. The room leads into a stylish en-suite.

En-Suite: A luxurious three-piece en-suite complete with a twin-sized bar mixer shower, low-level flush toilet, and washbasin. A towel heater ensures your towels

are always warm and dry.

Bedroom Two: A spacious double room with ample room for free-standing furniture.

House Bathroom: Recently updated, this modern family bathroom features grey laminate flooring and a four-piece suite, including a bathtub with an overhead shower, a low-level flush toilet, and a sleek sink basin. The towel heater adds a touch of convenience and comfort.

Third Bedroom: With laminate flooring, this bright room easily accommodates a double bed and free-standing furniture. Its south-facing bay window invites plenty of natural light, creating a warm, welcoming atmosphere.

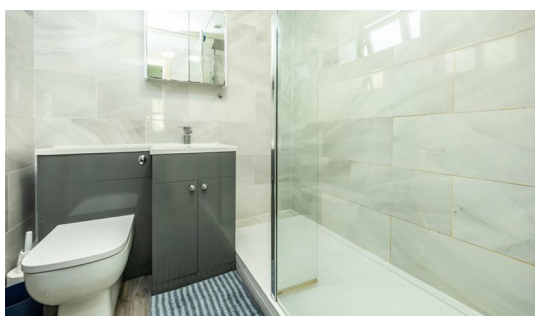
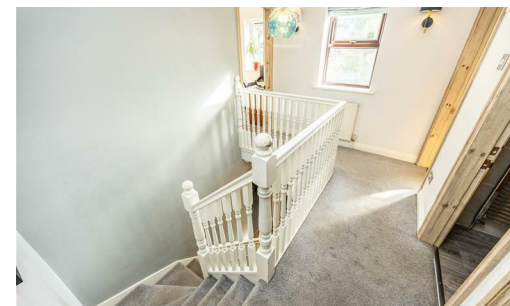
Upstairs Office - Cosy office space overlooking the front garden which is perfect for working from home or study room.

Garden: Step through the patio doors into a private oasis, perfect for outdoor dining and relaxation. The garden is family-sized and bordered by mature trees and shrubs, providing a natural, secluded ambiance.

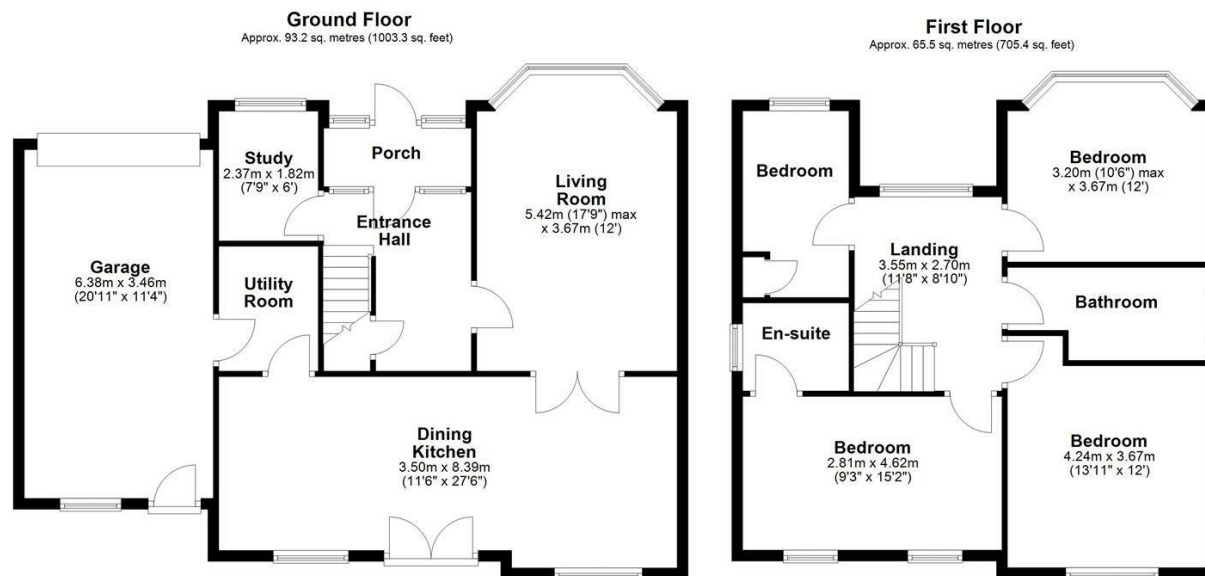
Parking: Ample private parking for multiple cars. The integral garage, which is fully powered, can comfortably house a car and offers additional storage.

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.







Total area: approx. 158.7 sq. metres (1708.7 sq. feet)

