



## 11 Woodland Crescent, Halifax, HX2 8WF

£180,000

- Sought-After Rural Development
- Modern Dining Kitchen with Garden Access
- Stylish Interiors with High-End Upgrades
- Immaculate Landscaped Gardens
- Spacious Sunny Living Room
- Driveway for Up to 3 Cars + On-Street Parking

# 11 Woodland Crescent, Halifax HX2 8WF

Owned from new, this beautifully presented home occupies a select plot within a prestigious, small-scale rural development. Surrounded by rolling countryside, it offers peaceful living with convenient access to Halifax, local amenities, and the M62 for commuting.



Council Tax Band: B



Tastefully decorated and exceptionally well maintained, the property has been upgraded throughout. Enhancements include quality tiling, upgraded kitchen worktops, and bespoke fitted wardrobes, all adding character and delivering excellent value for the next owner.

## GROUND FLOOR

**Welcoming Entrance Hall:** With a practical downstairs WC and durable wood-effect laminate flooring that runs throughout the ground floor.

**Bright Dual-Aspect Lounge:** A sunny and spacious living room with views over both the front and side gardens. Features include a charming panelled feature wall and ample space for large sofas and living furniture.

**Modern Dining Kitchen:** Fitted with an electric hob, oven, extractor fan, and space for a large fridge-freezer. There's also a handy under-stair cupboard for storage. Rear window and door lead directly to the back garden.

## FIRST FLOOR

**Master Bedroom:** A stunning dual-aspect double room with mirrored fitted wardrobes that enhance natural light.

**Second Double Bedroom:** Currently used as a home office with a sofa bed, this flexible space includes a built-in storage cupboard and rear-facing window.

**Family Bathroom:** Stylish and partly tiled, featuring a bath with thermostatic shower and a side window for ventilation and light.

## ADDITIONAL FEATURES

**Boarded Loft with Ladder:** Providing generous storage space.

**Two-Zone Heating:** Separate thermostats for ground and first floors for efficient comfort.

**Immaculate Outdoor Space:** A beautifully landscaped rear garden with patio, raised beds, and perimeter fencing—sunny all day with side gate access, outdoor tap, and neat front and side lawns.

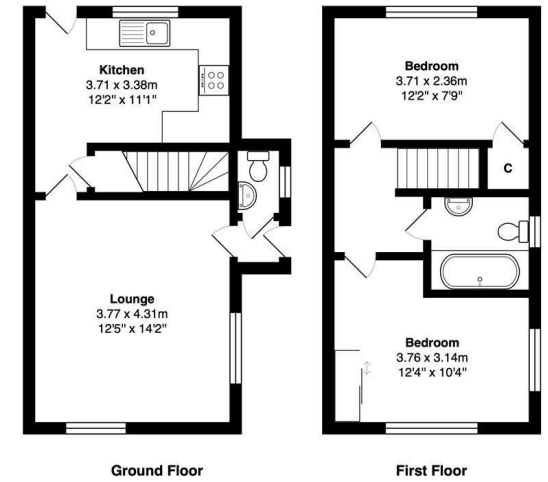
**Driveway & Parking:** Private driveway with space for up to three cars plus additional on-street parking available.

## 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.







All measurements are approximate and for display purposes only

