



36 Vicar Park Drive, Halifax, HX2 0NN

£225,000

- 3-bed semi-detached home
- Light-filled living spaces with conservatory
- Contemporary upgrades throughout
- Stylish bathroom with underfloor heating
- Quiet, desirable neighbourhood
- Ample parking and detached garage

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Stylish 3-Bedroom Semi-Detached Home in a Quiet, Well-Connected Neighbourhood.

This beautifully presented 3-bedroom semi-detached home offers a blend of contemporary upgrades, thoughtful design, and excellent outdoor space. Located within easy reach of Halifax and Sowerby Bridge it's well-served by local amenities. This home is ideal for first-time buyers, families and professionals.



Council Tax Band: C



GROUND FLOOR

Step into a welcoming entrance hall, where practical wood-effect flooring continues through double doors, leading you into the spacious lounge, complete with a cosy gas fire and designer radiators that feature throughout the property. A modern combination boiler is discreetly housed beneath the stairs for convenience.

The lounge flows into a bright and airy through dining room, benefiting from dual-aspect natural light—perfect for everyday living or entertaining. Beyond this, a charming conservatory with wooden flooring and French doors opens out to the rear patio, creating a seamless indoor-outdoor connection.

The kitchen enjoys views of both the conservatory and side garden, allowing natural light to flood in. Fitted with sleek white gloss units, a gas hob, electric oven, extractor hood, and space for freestanding appliances, it's a clean and functional space for any home cook.

FIRST FLOOR

Upstairs, a light-filled landing features a side window and underfloor heating, which continues into the luxurious family bathroom. Recently renovated to a high standard, the bathroom boasts bespoke design elements with striking white and gold porcelain tiles, high-end gold hardware, a bath with overhead shower, and elegant fittings throughout.

There are three well-proportioned bedrooms:

Primary Bedroom: Situated at the front, this standout space is set on a stylish raised platform with recessed TV space, feature lighting, and fitted wardrobes.

Bedroom Two: Overlooking the rear garden, this room includes fitted wardrobes

and an airing cupboard.

Bedroom Three: Located at the front, also with fitted wardrobe space.

EXTERIOR

The private rear garden is both stylish and low-maintenance, enhanced by feature lighting and established hedging that provides excellent privacy. The front garden is paved to allow off-road parking, with a driveway that comfortably accommodates four cars, plus additional on-street parking. A detached single garage adds to the practicality of this well-appointed 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.





