

Peter David

Properties Ltd

Residential Sales and Lettings



Hazelwood Court, Off Free School Lane

Offers Over £750,000





Nestled in the desirable Hazelwood Court, just off Free School Lane in Halifax, this splendid five-bedroom detached house offers the perfect blend of space, comfort, and modern living. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The large dining kitchen is ideal for family gatherings and entertaining, while the inviting lounge provides a cosy retreat, enhanced by patio doors that open onto the garden. A study offers a quiet space for work or relaxation, and the orangery with its own set of patio doors, floods the space with natural light. It also features a log burner, creating a warm and welcoming atmosphere.

Convenience is key with a ground floor WC and a utility room that provides easy access to the garden, making outdoor activities a breeze. The first floor boasts five well-proportioned bedrooms, including a master suite complete with an en suite bathroom. The master bedroom also has access to a fifth bedroom, currently utilised as a walk-in wardrobe, offering flexibility for your needs. Bedrooms two and three share a thoughtfully designed Jack and Jill bathroom, while an additional house bathroom serves the rest of the home.

Externally, the property features a generous driveway that provides ample off-road parking, complemented by a detached double garage. The large garden is a true highlight, featuring a lush lawn and a flagged patio, all bordered by hedges for added privacy.

Located just a short drive from Halifax town centre, residents can enjoy easy access to the vibrant Piece Hall and a variety of local amenities. This beautifully decorated home is perfect for families seeking a spacious and stylish residence in a convenient location. Don't miss the opportunity to make this exceptional property your own.

- SUPERB DETACHED RESIDENCE
- SMALL EXCLUSIVE DEVELOPMENT
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FIVE BEDROOMS & THREE BATHROOMS
- SPACIOUS GARDEN
- POPULAR & CONVENIENT LOCATION
- COUNCIL TAX BAND - G
- EPC RATING - D

Accommodation

Entrance hall

Dining Kitchen

13'5" x 30'0" (4.1 x 9.15)

Lounge

15'7" x 17'7" (4.75 x 5.37)

Study

11'9" x 10'6" (3.6 x 3.22)

Utility room

5'4" x 6'3" (1.65 x 1.92)

Ground floor WC

Orangery

13'5" x 17'3" (4.1 x 5.27)

First floor

Bedroom one

13'11" x 14'7" (4.25 x 4.45)

Ensuite

9'6" x 5'1" (2.9 x 1.57)

Bedroom five/ Walk in wardrobe

8'2" x 11'0" (2.5 x 3.37)

Bedroom two

11'10" x 12'8" (3.62 x 3.87)

Bedroom three

11'10" x 11'0" (3.62 x 3.37)

Jack and Jill Ensuite

8'1" x 5'7" (2.47 x 1.72)

House bathroom

9'1" x 6'4" (2.77 x 1.95)

Double Garage

19'2" x 19'2" (5.85 x 5.85)

Directions

Please use postcode HX1 2PY for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: 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.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



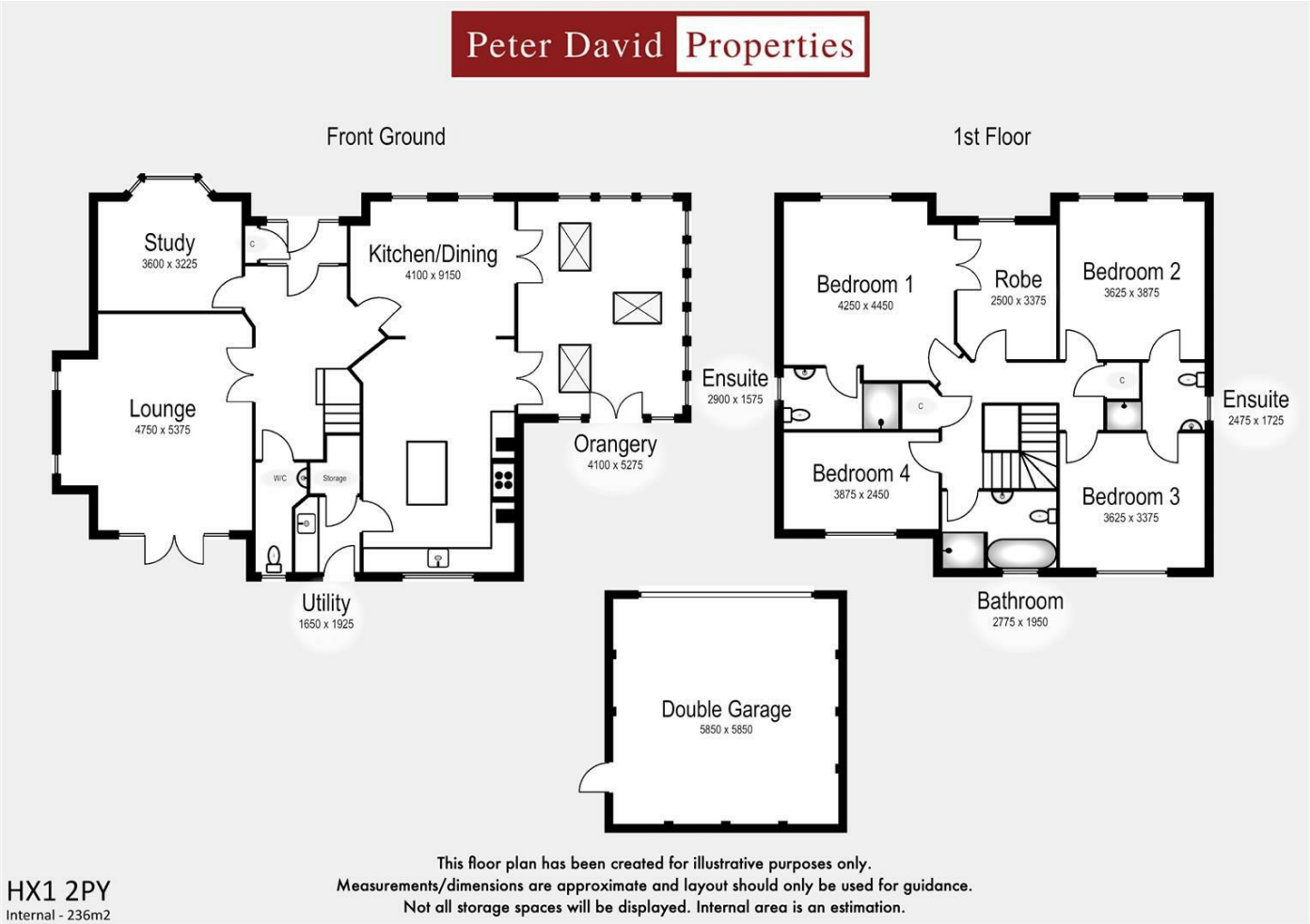
Hybrid Map



Terrain Map



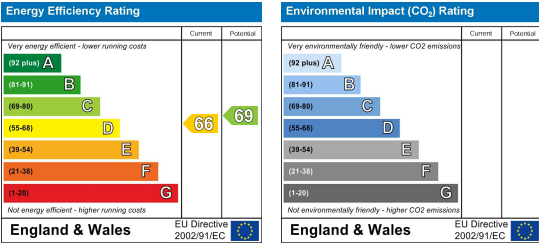
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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