

Peter David

Properties Ltd

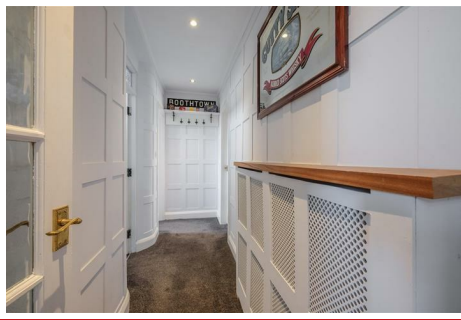
Residential Sales and Lettings



Boothtown Road,

£400,000





Positioned on Boothtown Road in Halifax, this remarkable four-bedroom detached house offers an abundance of space and character, making it an ideal family home. Once a well-known pub, the property has been thoughtfully renovated, blending modern comforts with original features that tell a story of its past.

Upon entering, you are greeted by a welcoming entrance porch. The ground floor boasts a convenient guest WC, a stylish kitchen/diner, and a snug that can serve multiple purposes, whether as a playroom, cinema room, or home office. The kitchen is a true highlight, featuring an open-plan design with contemporary kitchen units and a kitchen island equipped with an integrated induction hob. This space is perfect for entertaining

The lounge is a cosy retreat, showcasing exposed wooden beams and brickwork, complemented by a charming log-burning stove that adds warmth and character. The dining room provides an elegant space for family meals, while the fully fitted bar, complete with original beer pumps, is a unique feature that enhances the home's charm.

The first floor comprises four well-proportioned bedrooms, including a master suite with an en-suite bathroom. Each bedroom benefits from far reaching views over Halifax. The family bathroom is tastefully designed, ensuring comfort for all.

Outside, the property features an Astro turf garden with established planters. An additional patio seating area invites you to enjoy al fresco dining during warmer months. The property also includes off road parking and a garage, adding to the convenience of this exceptional home.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- GATED DRIVE WAY AND DETACHED DOUBLE GARAGE
- PRIVATE BAR AND SNUG/CINEMA ROOM
- LARGE GARDEN TO THE REAR
- FAR REACHING VIEWS
- EPC RATING - E
- COUNCIL TAX BAND - B

Accommodation

Entrance hall

Lounge

15'1" x 17'10" (4.6 x 5.45)

Dining room

13'6" x 14'0" (4.12 x 4.27)

Kitchen

11'9" x 17'10" (3.6 x 5.45)

Snug

15'11" x 17'0" (4.87 x 5.2)

Pub

18'0" x 17'4" (5.5 x 5.3)

Utility room

8'9" x 4'7" (2.67 x 1.4)

WC

First floor

Bedroom one

15'9" x 12'3" (4.82 x 3.75)

Bedroom two

15'3" x 17'6" (4.65 x 5.35)

Bedroom three

12'7" x 14'3" (3.85 x 4.35)

Bedroom four

10'4" x 14'3" (3.15 x 4.35)

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Double garage

18'0" x 19'8" (5.5 x 6)

Directions

Please use postcode HX3 6TU 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



Road Map



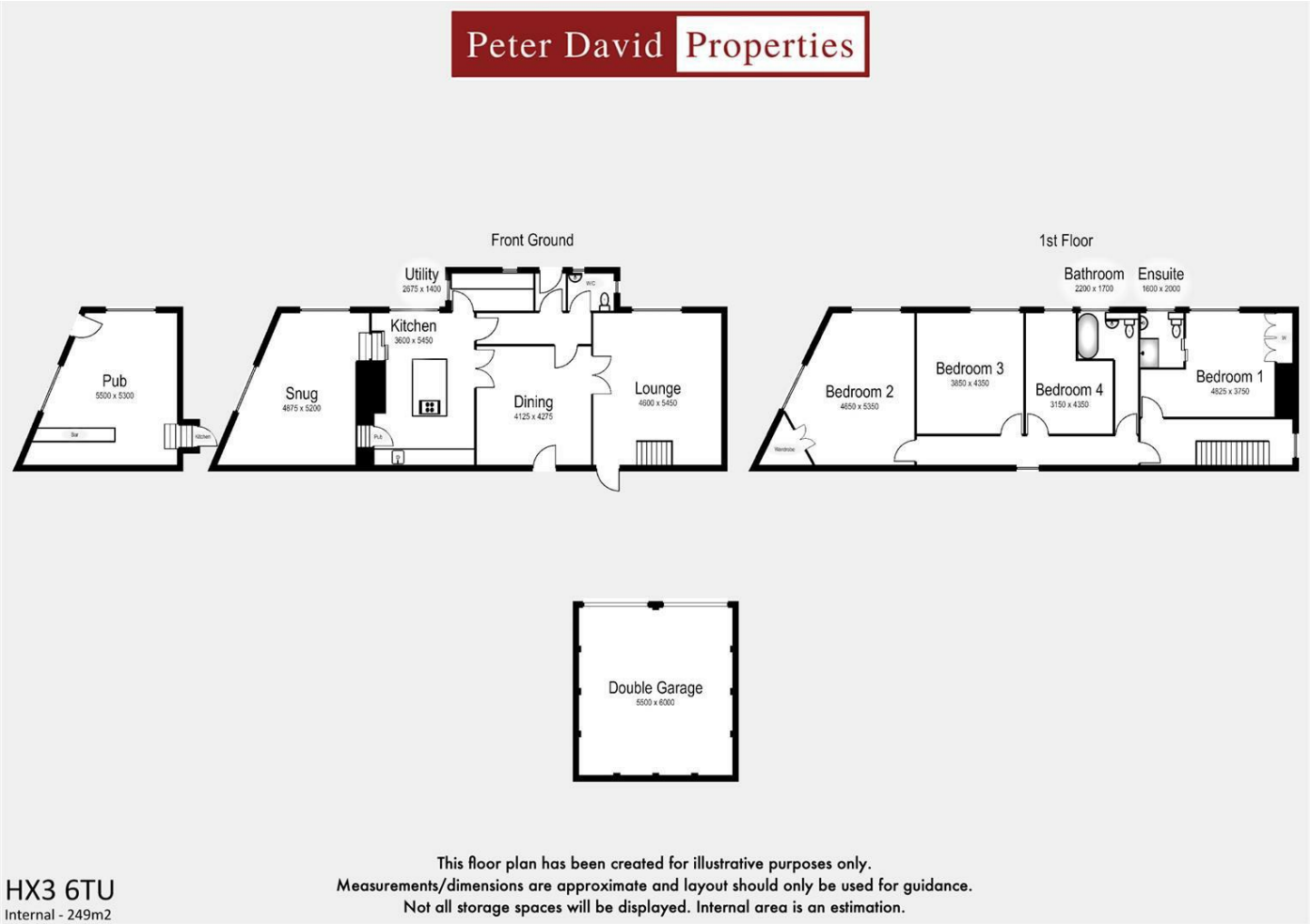
Hybrid Map



Terrain Map



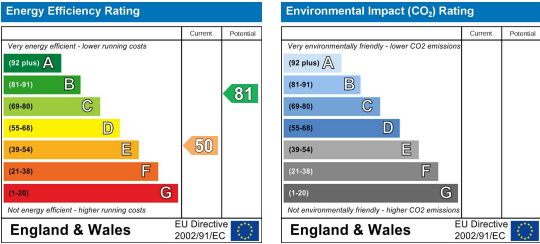
Floor Plan



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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