



3 Wellcroft Gardens, Hipperholme, Halifax, West Yorkshire, HX3 8HS Offers In The Region Of £625,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and substantial STONE BUILT FIVE BEDROOM DETACHED FAMILY HOME located on a quiet cul-de-sac in Hipperholme, Halifax - HX3. With off-street parking and detached garage, a contemporary open-plan kitchen/dining room, five good-sized bedrooms and within close proximity to local schools, we expect this property to be popular with families seeking a home in the local area. Internally comprising: entrance hall, open-plan kitchen/breakfast room with accompanying dining area, utility room, wc, lounge, five first floor bedrooms including master with en-suite, house bathroom and loft. Externally the property has off-street parking for at least two cars on the large driveway, a detached double garage with electric door and supply, and finally a low-maintenance private garden to the rear of the property accessible via the kitchen bi-folding doors. The property has a dual-zoned hive heating system, Worcester-Bosch boiler, full alarm system, two new endurance composite external doors, external lighting and power points, and quality fixture, fittings and flooring throughout.

GROUND FLOOR

Entrance Hall



Bright and airy entrance hall via new endurance composite door to the front.

The entrance hall opens into the open-plan kitchen with solid ash flooring and an oak staircase with glass balustrade,

WC



Ground floor WC with frosted glass window and two-piece suite - wc and wash basin.

Also offering space for a coat and shoe store.

Lounge

25'10" - 12'7" (-) (7.88 - 3.84 (7.87 -))

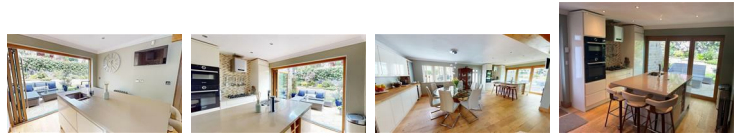


Generous through lounge with dual-aspect and french doors to the rear garden.

The lounge is centred around a multi-fuel stove with granite fireplace, has solid wood flooring throughout and can accommodate a large suite.

Breakfast Kitchen

13'9" - 11'8" (- 11'7") (4.2 - 3.55 (4.19 - 3.53))



The hub of this family home, large open-plan breakfast kitchen with accompanying dining area and utility room.

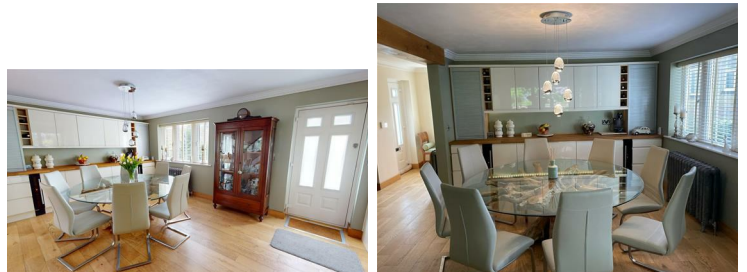
With engineered oak flooring throughout, dual-aspect windows, side access point and bi-folding doors to the garden.

The kitchen centres around a breakfast island which seats three and is fitted with a wide range of matching units with complementary silestone quartz worktops.

Appliances include - Bosch combo microwave oven, Bosch dishwasher, five-burner gas hob, dual wine fridges, fridge freezer, double oven.

Dining Area

11'8" x 11'7" (3.56 x 3.52)



Open-plan to the breakfast kitchen is this generous dining area. With engineered oak flooring throughout, a range of matching units and space for a large table with chairs.

Utility Room

8'1" - 6'0" (8'0" -) (2.46 - 1.83 (2.44 -))

Utility room leading off the open-plan breakfast kitchen via a glass-panelled door with additional access to the rear garden. Fitted with a good range of matching units with complementary worktops, inset stainless steel sink, tiled splashbacks and plumbing/electric for appliances.

FIRST FLOOR

Master Bedroom

12'8" - 12'8" (-) (3.87 - 3.87 (3.86 -))



Generous master bedroom with accompanying en-suite and a view to the front elevation.

The master has feature wall-panelling, fitted wardrobes and offers space for a large bed with side tables.

En Suite

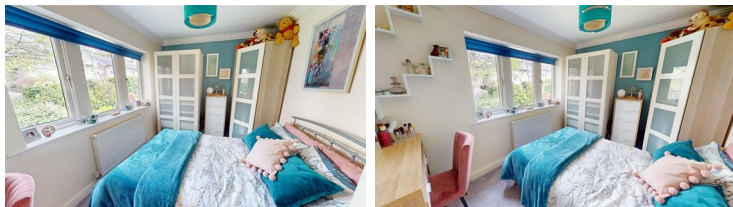
9'3" - 4'4" (-) (2.83 - 1.33 (2.82 - 1.32))



Contemporary en suite shower room fitted with a three piece suite - large corner shower cubicle with Grohe shower, wash hand basin, wc, fully tiled walls and floor, fitted cabinet and uPVC window.

Bedroom Two

11'9" - 11'3" (11'8" -) (3.58 - 3.44 (3.56 - 3.43))



Good sized double bedroom with fitted wardrobes and space for a large bed and side tables.

Offering access to the part-boarded loft via a drop ladder.

Bedroom Three

12'6" - 9'0" (12'5" -) (3.81 - 2.75 (3.78 - 2.74))



Third double bedroom offering space for a large bed and side tables.

With fitted wardrobes and space for dressing furniture.

Bedroom Four

11'5" - 8'6" (11'4" - 8'5") (3.47 - 2.59 (3.45 - 2.57))



Fourth double bedroom, with a view to the rear of the property. With fitted wardrobes, space for a double bed and side tables as seen.

Bedroom Five

11'7" - 8'9" (-) (3.54 - 2.67 (3.53 -))



Fifth bedroom, a double room currently used as an office with a view to the front.

Family Bathroom

7'9" - 6'0" (7'8" -) (2.36 - 1.83 (2.34 -))



To the rear of the property is a well-presented low-maintenance garden accessible via the kitchen bi-fold doors or the french doors from the lounge.

Complete with established borders, decking area, central lawn, solid stone water feature and finally a storage/bbq area to the rear of the garage.

The garden has external lighting and power points.

House bathroom sitting centrally on the first floor with a frosted glass window to the rear of the property.

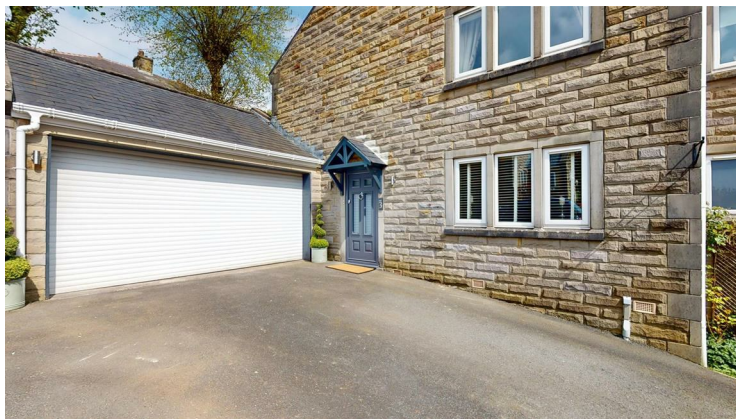
Fitted with a matching three-piece suite - double jacuzzi bath with overhead Grohe shower, wc, wash basin and towel rail.

EXTERNAL



Driveway & Garage

17'11" - 16'3" (17'10" -) (5.46 - 4.96 (5.44 - 4.95))



Driveway to the front of the property offering parking for at least two cars.

The drive leads to the double detached garage to the end of the driveway offering extra parking if required.

The garage has an electric door and supply, and offers ideal storage space for this family home.

Garden

