



Hill Head House Halifax Road, Dewsbury WF13 4JA



**william
h brown**

welcome to

Hill Head House Halifax Road, Dewsbury

THEY DON'T BUILD EM LIKE THIS ANYMORE...ON A SCALE OF 1-10 - THIS IS AN 11!! Guide Price £550,000 - £575,000 If you only view one property in your entire life then you need to view Hill Head House, Halifax Road, Dewsbury and your search will be over!!



Hallway Reception One

35' 4" x 15' 3" MAX (10.77m x 4.65m MAX)

Double glazed mullion window to front, double glazed window to side and single glazed lead window to front. Multi pane effect double doors to front. Plate rail, beams to ceiling and stairs to first floor accommodation. Wall lights, open fire with stone fireplace, inset and hearth.

Reception Two

20' 2" x 13' 9" (6.15m x 4.19m)

Double glazed mullion windows to front and side. Two gas central heating radiators and coving to ceiling. Open fireplace with tiled inlay and hearth. Wall lights.

Reception Three

19' 7" x 12' 8" (5.97m x 3.86m)

Double glazed mullion window to side, double glazed window to front and beams to ceiling. Gas central heating radiator, feature fireplace to one wall and wall lights.

Reception Four/ Dining Room

15' 1" x 11' 6" (4.60m x 3.51m)

Double glazed window to front with window seat, two gas central heating radiators and beams to ceiling.

Kitchen

17' 5" x 10' 6" (5.31m x 3.20m)

Fitted kitchen with a range of wall and base units, complementary marble worksurfaces. Sink with mixer tap, gas hob and double electric oven. Two gas central heating radiators, tiled floor and beams to ceiling. Double glazed windows to rear and side. Single glazed window to rear.

Utility Room

9' 9" x 7' 4" (2.97m x 2.24m)

Wall and base units, worktop and splashback tiling. Plumbing for washing machine, tiled floor double glazed window to rear. Timber door to rear. Serving hatch.

Ground Floor Cloakroom

Double glazed window to side. WC, vanity wash hand basin with mixer tap and storage below. Wall mounted boiler and two gas central heating radiators.

First Floor Landing

Double glazed window to front, two gas central heating radiators and wall lights. Doors to first floor accommodation.

Double Bedroom One

21' 4" x 15' 5" (6.50m x 4.70m)

Double glazed mullion window to front and double glazed window to front. Beams to ceiling, gas central heating radiator and wash hand basin with mixer tap. Built in wardrobes and storage to one wall.

Double Bedroom Two

20' 5" x 14' (6.22m x 4.27m)

Double glazed mullion window to front and double glazed window to side. Fitted wardrobes to one wall, three gas central heating radiators and wash hand basin. Shaving point and light.

Double Bedroom Three

14' 3" x 10' 4" (4.34m x 3.15m)

Double glazed window to front, gas central heating radiator and beam to ceiling. Fitted wardrobes to one wall.

Double Bedroom Four

13' 2" MAX x 12' (4.01m MAX x 3.66m)

Double glazed mullion window to rear, double glazed window to side and fitted wardrobes and shelving to one wall. Gas central heating radiator.

Double Bedroom Five

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to front, gas central heating radiator and picture rail.

Family Bathroom One

16' 2" x 6' 3" (4.93m x 1.91m)

Double glazed windows to front and side. Panelled bath, tiled shower cubicle with wall mounted shower. Wash hand basin with mixer tap, WC and gas central heating radiator. Bidet, part tiled walls and towel warmer.

Family Bathroom Two

11' 2" x 4' 4" (3.40m x 1.32m)

Window to side. Corner panelled bath with mixer tap and shower over. Wash hand basin with mixer tap, WC and shaver point. Part tiled walls and tiled floor. Gas central heating radiator.

Stone Built Out Building

This could be turned into a Gym, Home office or Granny flat (Subject to planning permission)

Area One

15' 3" x 7' 3" (4.65m x 2.21m)

Two circular windows to side.

Area Two

13' 6" x 10' 9" (4.11m x 3.28m)

Window to side and access to loft space.

Exterior

Hill Head House is accessed via wrought iron remote controlled gates leading to the gravel driveway providing off street parking for multiple vehicles. Further graveled area for additional parking or to erect a good size double or triple garage (subject to planning permission). Situated on a fantastic plot there are wrap around mature gardens lead by Yorkshire stone paving areas and stocked with established plants, trees, shrubs and lawned areas perfect for relaxing or entertaining on .



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welcome to

Hill Head House Halifax Road, Dewsbury

- Guide Price £550,000 - £575,000
- Five Double Bedroom Detached Period Residence
- Four Reception Rooms

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS115694 - 0014

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