



**Heath Lea, HALIFAX HX1 2DA**



**welcome to**

**Heath Lea, HALIFAX**

A beautiful detached four bedroom property in Halifax which offers excellent family accommodation benefitting from a conservatory, integral garage and front & rear gardens. Modern & presented to an excellent standard throughout offering spacious living accommodation! Contact us now to book a viewing



## Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall which has tiled flooring, ceiling light point and central heating radiator. The entrance hall provides access to the wc room, kitchen and lounge.

## Lounge

14' 3" x 12' 10" ( 4.34m x 3.91m )

Spacious and well presented lounge with a double glazed window to the rear elevation, central heating radiator and ceiling light point. With a gas fire, carpeted flooring and boasting French doors which lead into the kitchen/diner.

## Kitchen/diner

23' x 8' 10" ( 7.01m x 2.69m )

Modern & spacious kitchen/diner with an extensive range of wall & base units, Caesar stone work surfaces incorporating sink & drainer with a mixer tap. There is a double glazed window to the front elevation, two central heating radiators and fourteen spot lights. With an integrated dishwasher, integrated fridge, oven & induction hob with an extractor over. The kitchen itself has tiled flooring and ample space for dining furniture.

## Conservatory

10' 6" x 9' 7" ( 3.20m x 2.92m )

With ten double glazed windows, four spot lights and central heating radiator. The conservatory itself has carpeted flooring, a tiled insulated roof and a uPVC door which leads out into the rear garden.

## First Floor Landing

With carpeted flooring, ceiling light point and providing access to the loft and the first floor accommodation.

## Master Bedroom

13' 1" x 9' 11" ( 3.99m x 3.02m )

Master bedroom with a double glazed window to the front elevation, ceiling light point and central heating radiator. The bedroom benefits from fitted wardrobes, has tiled flooring and a door which leads

into the en-suite.

## En-Site

The en-suite comprises of a low level w/c, wash hand basin with a vanity unit and a panelled bath with a shower over and a glass shower screen. There is a double glazed window to the rear elevation, central heating radiator and four spot lights. The en-suite itself is fully tiled.

## Bedroom Two

13' x 8' 1" ( 3.96m x 2.46m )

Double bedroom with a double glazed window to the front elevation, central heating radiator and ceiling light point. The bedroom itself has laminate flooring.

## Bedroom Three

7' 11" x 9' 8" ( 2.41m x 2.95m )

Bedroom three benefitting from fitted wardrobes with carpeted flooring, ceiling light point, central heating radiator and a double glazed window to the rear elevation. The bedroom itself has carpeted flooring.

## Bedroom Four

8' 1" x 10' 4" ( 2.46m x 3.15m )

Bedroom four with carpeted flooring, central heating radiator, ceiling light point and a double glazed window to the rear elevation.

## Shower Room

The modern family shower room comprises of a low level w/c, wash hand basin with a vanity unit a walk in shower cubicle. With a double glazed window to the rear elevation, four spot lights and chrome central heating towel rail. The shower room is fully tiled.

## Wc Room

Located on the ground floor is a w/c room which comprises of a low level w/c and a wash hand basin with a vanity unit. With half tiled walls, tiled flooring and a chrome central heating towel rail.

## Externally

To the front of the property there is a driveway providing off street parking and a lawn and paved garden. To the rear is a good sized garden which is lawned with flower beds and a paved patio area which has electric points and a decking area. There is also summer house which has an electric point. With ample space for garden furniture if desired and would be great for enjoying the summer months.

## Garage

Integral garage with a roller door, wall & base units, a striplight and plumbing for a washing machine.



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welcome to

## Heath Lea, HALIFAX

- \*\*OFFERS IN THE REGION OF £370,000\*\*
- CONSERVATORY
- MODERN & PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- GOOD SIZED REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: D

offers in the region of

**£370,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX112914 - 0005

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