



School Cote Farm, School Cote Brow, Holmfield, Halifax, HX3 6SR

welcome to

School Cote Farm, School Cote Brow, Holmfield, Halifax

*** Guide price of £350,000 - £375,000 *** A stunning four bedroom detached family home situated in the Holmfield location presented to an excellent standard throughout benefitting from air source heating, four double bedrooms & offering spacious living accommodation throughout. No onward chain.



Entrance Hall

Enter the property through a uPVC door to the front elevation into the entrance hall where there is a double glazed window to the side elevation, ceiling spot lights and tiled flooring. The entrance hall provides access to the kitchen diner and the stairway rising to the first floor.

Lounge

17' 3" max x 11' 9" max (5.26m max x 3.58m max)
Well presented spacious lounge with a double glazed window to the front elevation, two ceiling light points and laminate flooring. With double glazed double doors which lead out to the rear and the lounge provides ample space for free standing furniture and has under floor heating.

Kitchen

21' 3" x 13' 4" max (6.48m x 4.06m max)
Modern fitted kitchen with an extensive range of wall & base units with solid work surfaces over and also boasting a centre island with a stainless steel sink & drainer with a mixer tap and solid work surface over. A stoves cooker with an induction hob with an extractor hood over, space for a fridge freezer, ceiling spot lights and PVC double glazed windows to the the front, side and rear elevation. The kitchen itself has tiled flooring, under floor heating and space for dining furniture if desired. There is a door which leads to the utility room where there is plumbing for a washing machine.

W/c Room

Located on the ground floor is a w/c room comprising of a low level w/c, wash hand basin, ceiling light point and tiled flooring.

First Floor Landing

With ceiling spot lights, carpeted flooring and loft hatch.

Bedroom One

17' 3" max x 11' 9" max (5.26m max x 3.58m max)
Double bedroom with a velux window, two ceiling light points and carpeted flooring. The bedroom itself has carpeted flooring and space for free standing furniture.

Bedroom Two

16' 7" max x 11' 9" max (5.05m max x 3.58m max)
Double bedroom with a double glazed window to the front elevation, two ceiling light points and a central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Three

13' 3" x 8' (4.04m x 2.44m)
Double bedroom with two ceiling light points, central heating radiator and two velux windows. With carpeted flooring and a door which leads to the wardrobe.

Bedroom Four

12' 7" x 9' 8" max (3.84m x 2.95m max)
Located on the ground floor, bedroom four with under floor heating, a uPVC double glazed window to the side elevation, ceiling light points, laminate flooring and a door which leads to the en-suite.

En-Suite

En-suite comprising of a low level w/c, pedestal wash hand basin with mixer tap and a walk in plumbed in shower. With a double glazed window to the side elevation, ceiling spot lights and a ceiling mounted extractor fan. The en-suite itself has tiled flooring and under floor heating.

Family Bathroom

The modern family bathroom comprises of a low level w/c, pedestal wash hand basin and a panelled bath with a walk in shower cubicle. With a ceiling light point, electric under floor heating, partially tiled walls.

Externally

To the front of the property is a landscaped garden with plants, shrubs and an ornamental pond. There is a paved path which leads to the front entrance & wooden porch canopy. The rear of the property provides off street parking with a lawned area to the side and a landscaped garden with a paved patio area. With plans & shrubs, outside lights, a summer house & shed. The gardens would be great for enjoying the summer months.



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welcome to

School Cote Farm School Cote Brow, Holmfield Halifax

- SEMI RURAL LOCATION & BUILT IN 2021 BY THE EXISTING OWNERS
- AIR SOURCE HEATING & UNDER FLOOR HEATING
- MODERN & PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- NO ONWARD CHAIN & VIEWING BY APPOINTMENT ONLY
- FOUR BEDROOMS INCLUDING A GROUND FLOOR BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

guide price

£350,000 - £375,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, coverings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or misstatement. All parties must rely on their own inspections.



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX112934 - 0005

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