



**Noble Hop Way, Halifax HX2 0SN**

**welcome to**

**Noble Hop Way, Halifax**

A four bedroom detached family home in Fountain Head village! Extremely well-presented throughout and benefitting from a Modern Bathroom & Kitchen, two en-suites, downstairs toilet, stunning rear garden with Bi-fold doors leading out and a Garage!



## Ground Floor

### Entrance

Composite front door leading to a good sized hallway with LVT Herringbone style floor, Hive controlled central heating system, central heating radiator and carpeted stairs leading to first floor.

### Lounge

15' max x 10' 5" max ( 4.57m max x 3.17m max )

Modern and well presented lounge is spacious and the perfect place to enjoy those family movie nights. With media wall and integrated electric fire plus central heating radiator. The room has carpeted flooring and a double glazed bay window which overlooks the front.

### Kitchen Diner

16' 6" max x 12' 5" ( 5.03m max x 3.78m )

This fantastic high spec kitchen diner is presented to modern condition throughout comprising fitted base and wall units with Quartz work surfaces and integrated appliances including hob with downdraft extractor, electric double oven, microwave, dishwasher, washing machine and coffee machine. There is also an integrated fridge freezer. With separate island unit with Quartz work surfaces perfect to enjoy your morning coffee. With sink unit with drainer plus instantaneous Quooker tap. Ceiling spotlights, Herringbone style flooring and flooded with plenty of natural light from the double glazed patio doors opening to the rear garden.

### First Floor Landing

With carpeted flooring, tastefully wood panelled walls and stairs to the second floor. Doors lead to the bedrooms and bathroom.

### Bedroom Two

13' max x 11' 1" max ( 3.96m max x 3.38m max )

Superbly spacious double bedroom with fitted wardrobes and door to en-suite. The room has carpeted flooring and a double glazed window which overlooks the front.

### Ensuite

With walk-in shower cubicle, low flush WC, wash hand basin and a central heating radiator.

### Bedroom Three

11' 2" x 9' 4" ( 3.40m x 2.84m )

Double bedroom with carpeted flooring, and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Four

9' 5" max x 9' 2" max ( 2.87m max x 2.79m max )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## Second Floor

### Second Floor Landing

Tastefully wood pannelled wall, carpet flooring and Velux window. This space could be an ideal space for working from home.

### Bedroom One

18' 8" max x 10' 9" ( 5.69m max x 3.28m )

Modern and spacious double bedroom has that wonderful zen feel with fitted wardrobes and warmed by a central heating radiator. With carpeted flooring and a double glazed window to the front plus Velux window.

### Ensuite

Ensuite shower room being partially tiled with walk-in shower cubicle, low flush WC and wash hand basin with mixer tap. The room has laminate flooring.

### Bathroom

Modern three piece bathroom suite comprising a free standing bath with hand held shower, low flush WC, wash hand basin with mixer tap and vanity storage. Heated towel warmer/radiator, tile flooring and partially tiled walls. Frosted double glazed window to the rear.

## External

Externally the property benefits from a beautiful rear garden with lawned area, two composite decked areas with bi-fold doors leading to the kitchen, sweeping decorative stone path, wood chip areas all being enclosed by fenced boundaries and benefits from outdoor power points. The property also has access to a single garage with up and over door benefitting from sockets and lighting.



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welcome to

## Noble Hop Way, Halifax

- **\*\*GUIDE PRICE £350,000 - £375,000\*\***
- FOUR BEDROOM DETACHED FAMILY HOME
- MODERNISED TO A HIGH SPECIFICATION BY THE CURRENT OWNERS
- DESIRABLE FOUNTAIN HEAD VILLAGE LOCATION
- GARAGE & OFF-STREET PARKING

Tenure: Freehold EPC Rating: Awaiting

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

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