



**Clough House, Buckley Lane, Halifax, HX2 0RQ**

**welcome to**

**Clough House, Buckley Lane, Halifax**

A spacious four double bedroom detached family home conveniently located close to good schools, local amenities and transport links. Benefitting from Integral garage, large driveway, stunning views and 1/3 acre of land. We anticipate high demand so call us now to book your viewing!



## Ground Floor

### Entrance Hall

Front door leading to a good sized hallway with laminate floor and a central heating radiator. Stairs lead to the first floor.

### Lounge

21' 7" x 13' 5" ( 6.58m x 4.09m )

Open plan to the kitchen area is the superbly sized reception room with carpeted flooring, eight ceiling spotlights and two double glazed windows to the front and rear. Double glazed French doors open to the side of the property.

### Kitchen

10' 11" x 10' 7" ( 3.33m x 3.23m )

Presented to a modern condition with a range of oak fronted base and wall units with granite effect work surfaces and tiled splashbacks. Integrated appliances include a double electric oven, gas hob with 5 burner rings and extractor hood, dishwasher and fridge freezer. One and a half bowl sink unit with drainer and mixer tap. Having laminate flooring, ceiling spotlights and a double glazed window to the rear.

### Utility

15' 11" x 6' 1" ( 4.85m x 1.85m )

Spacious utility room has a range of base and wall units with space for washing machine and dryer. Tiled flooring, gas central heating radiator, and a composite double glazed door to the rear plus double glazed window.

### Wc

Comprising low flush WC, wash hand basin with mixer tap, laminate flooring, tiled walls and a central heating radiator.

### First Floor Landing

Doors to bedrooms and bathroom with carpeted flooring, gas central heating radiator and loft access.

## Bedroom One

18' 5" x 15' 3" ( 5.61m x 4.65m )

Fantastic sized double bedroom with walk-in wardrobe, carpeted flooring and warmed by a central heating radiator. The room has a door leading to an ensuite shower room and two double glazed windows flood the room with plenty of natural light from the front and side.

### Ensuite

Presented to a modern standard this amazing ensuite wet room comprises a walk-in double shower area, low flush WC and wash hand basin with mixer tap and vanity. Being fully tiled with ceiling spotlights, heated towel warmer/radiator and a double glazed window to the rear.

## Bedroom Two

12' 11" x 10' 8" ( 3.94m x 3.25m )

Spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## Bedroom Three

15' 1" x 10' 8" ( 4.60m x 3.25m )

Superbly spacious third bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the side.

## Bedroom Four

10' 7" x 8' 10" ( 3.23m x 2.69m )

Fourth double bedroom again with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bathroom

Fully tiled bathroom suite comprising P-shaped bath with shower over and glass shower screen, low flush WC and wash hand basin with mixer tap. Heated towel warmer/radiator and a double glazed window to the front.

## External

Externally to the front of the property there is a tarmac driveway with space for multiple vehicles giving access to integral garage. The property has a 1/3 acre of land which is ideal for someone wanting a smallholding.

## Garage

18' 5" x 15' 10" ( 5.61m x 4.83m )

With electric door, four strip lights and power points. Ideal space for ample storage or your vehicle.



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welcome to

## Clough House Buckley Lane, Halifax

- FOUR DOUBLE BEDROOM DETACHED
- MASTER BEDROOM WITH EN-SUITE AND WALK-IN-WARDROBE
- DRIVEWAY & INTEGRAL GARAGE
- STUNNING VIEWS
- DOWNSTAIRS WC & UTILITY ROOM

Tenure: Freehold EPC Rating: Awaiting

offers over

**£525,000**



Please note the marker reflects the postcode not the actual property

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