



Mountain View, HALIFAX, HX2 9SL

welcome to

Mountain View, HALIFAX

A stunning & excellently presented four bedroom detached family home situated in the Holmfield location, Offers In the region of £350,000 offering excellent spacious living accommodation. Benefitting from off street parking, downstairs wc & a rear garden.



Entrance Porch

Wood front door leading to entrance porch with carpeted flooring and ceiling light point

Lounge

15' 5" max x 11' 5" (4.70m max x 3.48m)

Spacious well presented lounge with a double glazed window to the front elevation, ceiling light point and central heating radiator. Boasting a gas fireplace, carpeted flooring and the lounge provides ample space for free standing furniture.

Dining Room

14' 1" max x 8' 3" max (4.29m max x 2.51m max)

Good sized dining area with space for dining table and chairs. Wooden flooring, ceiling light point and a gas central heating radiator. Double glazed window to the side of the property.

Bedroom 4/Reception Room 3

17' max x 7' 1" max (5.18m max x 2.16m max)

Ground floor room that could be used as either a fourth bedroom or extra reception room. Consisting of carpeted flooring, electric fire, ceiling lightpoint and double glazed window to front of the property.

Kitchen

19' 1" max x 11' 2" max (5.82m max x 3.40m max)

Beautiful modern & spacious fitted kitchen with an extensive range of wall & base units, complementary work surfaces incorporating a built in fridge freezer, dishwasher, stainless steel sink & drainer with mixer tap. With an island serving as a breakfast bar, double glazed French doors which lead out into the rear garden and seven spot lights. With an integrated oven, five ring gas hob with an extractor over and the kitchen itself has wooden flooring and gas central heated radiator.

Utility Room

8' 5" max x 8' 1" max (2.57m max x 2.46m max)

A handy & practical utility room with wall & base units, bosch washer & dryer, ceiling light point and central heating radiator. There is a uPVC door and double glazed window to the rear elevation and the utility room has wooden flooring.

Downstairs Wc

Handy downstairs WC incorporating low flush WC, sink, ceiling light point and wood flooring.

First Floor Landing

With carpeted flooring, double glazed window to the side elevation, ceiling light point and gas central heated radiator. Doors lead to the bedrooms and bathroom.

Bedroom 1

11' 3" max x 10' 2" max (3.43m max x 3.10m max)

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

En-Suite

Master bedroom en-suite which comprises of a modern three piece suite which includes a low flush w/c, wash hand basin with a vanity unit and a walk in shower. There is a double glazed window to the rear elevation, ceiling light point and a central heating radiator. The en-suite itself has vinyl flooring and tiled walls.

Bedroom 2

11' 3" max x 10' 2" max (3.43m max x 3.10m max)

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

Bedroom 3

14' 1" max x 8' 6" max (4.29m max x 2.59m max)

Bedroom three is another good sized double with carpeted flooring, central heating radiator, 2 ceiling light points and a double glazed window to the front elevation.

Family Bathroom

Modern family bathroom which comprises of a white three piece suite which includes a low level w/c, wash pedestal hand basin with mixer tap and a panelled bath with shower over. With a double glazed window to the rear elevation, ceiling light point and a central heated towel rail. The bathroom itself is fully tiled.

Externally

Externally the property benefits from a beautiful enclosed rear garden with astroturf area, decked area, paved area with french doors leading to the kitchen. Perfect for entertaining in the summer months.



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Mountain View, HALIFAX

- **OFFERS IN THE REGION OF £350,000**
- FOUR BEDROOMS
- HOLMFIELD LOCATION
- GARDEN & DRIVEWAY
- MASTER EN-SUITE & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113335 - 0006

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