



Beech Lea, Keighley Road, Halifax, HX2 8HA



welcome to

Beech Lea, Keighley Road, Halifax

Fully renovated to a high standard, this two bedroom bungalow offers excellent spacious family accommodation which is close to good schools and local amenities. Benefitting from ample off street parking, good sized rear garden and single garage. Early viewings are recommended so contact us now!



Entrance Hall

Enter the property through the front elevation into the entrance hall which has inset spot lighting, provides access to all property rooms and the loft is also accessible from the entrance hall.

Kitchen

15' 6" x 9' 10" (4.72m x 3.00m)

Modern fitted kitchen with an extensive range of wall & base units, incorporating a stainless steel sink & drainer tap and bespoke work surfaces which extends to a breakfast bar, double glazed windows to the side and rear elevation, wall mounted radiator and inset spot lights. With space for an under counter fridge & dishwasher, integrated oven & hob with an extractor above.

Utility Room

9' 9" x 7' 8" (2.97m x 2.34m)

Fitted wall and base units with a stainless steel sink and drainer, space for a washing machine, dryer and free standing fridge/freezer. UPVC double glazed window to the front elevation and a door to the side.

Living Room/Dining Room

23' 9" x 16' 3" (7.24m x 4.95m)

Well presented room boasting a floor to ceiling bespoke stone fireplace with an Artel pellet burning fire. With a double glazed window to the front elevation which overlooks the rear garden along with a UPVC door which provides access to the garden. With gas central heating radiators, inset spot lighting, built in shelving and storage and provides space for dining furniture.

Office/Cloak Room

4' 9" x 7' 7" (1.45m x 2.31m)

Office room which would be ideal for home working and/or studying which includes a cloak area, gas central heating radiator and double glazed window to the front elevation.

Bedroom One

13' 3" x 11' 6" (4.04m x 3.51m)

Well presented spacious master bedroom with, gas central heating radiators, inset spot lighting and a double glazed window to the rear elevation which overlooks the garden. Tailor-made fitted wardrobes with mirror sliding doors and a dressing area with fitted drawers. The bedroom has carpeted flooring and a door which leads to the en-suite.

En-Suite

Comprising of a wc, wash hand basin and a shower cubicle with rainfall shower head and inbuilt niche. With an extractor fan and the en-suite itself is fully tiled.

Bedroom Two

11' 8" x 11' 8" (3.56m x 3.56m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and carpeted flooring. The bedroom provides ample space for free standing furniture.

Externally

The front of the property has a tarmac driveway which provides ample parking and a single garage. To the rear of the property there is a well-maintained lawned garden with mature trees, a vegetable patch and a paved patio area. The garden would be great for enjoying the summer months. The property also has external security lighting, CCTV and outdoor water supply.

Important Information

The current owners previously had planning permission in place to create an additional two bedrooms with a Jack & Jill bathroom, reception room and garage. The planning has since lapsed but drawings and designs can be shown on request.



view this property online williamhbrown.co.uk/Property/HFX113876



welcome to

Beech Lea Keighley Road, Halifax

- PRESENTED TO AN EXCELLENT STANDARD OFFERING GREAT FAMILY ACCOMMODATION
- DRIVEWAY FOR AMPLE PARKING, SINGLE GARAGE & GOOD SIZED REAR GARDEN
- PREVIOUS PLANNING PERMISSION FOR AN ADDITIONAL TWO BEDROOMS
- GOOD LOCATION CLOSE TO SCHOOLS & LOCAL AMENITIES
- EXTERNAL SECURITY LIGHTING & CCTV

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX113876](https://www.williamhbrown.co.uk/Property/HFX113876)



Property Ref:
HFX113876 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)