

# Burned Road, Halifax HX3 7QZ



# welcome to

# **Burned Road, Halifax**

Stunning four bedroom detached property situated in the Shelf location, Offers Over £625,000 which offers excellent family accommodation. Situated close to good schools, amenities and transport links with access to the M62. Generous wrap around South-East facing garden. Contact us to view!













#### **Entrance Hall**

Enter the property to the front elevation through a hardwood door with frosted surround leading into the entrance hall where there is hardwood flooring and a panelled feature wall and boasting an open staircase with spindle balustrade which rises to the first floor.

#### Lounge

13' 9" x 18' 9" ( 4.19m x 5.71m )

Spacious excellently presented lounge with dual aspect windows and large bay window to the front elevation which overlooks the front garden. Boasting a DRU gas fire with Adam-style stone mantle, hearth & surround.

#### Kitchen

18' 2" x 14' 10" ( 5.54m x 4.52m )

Stunning spacious kitchen offering a range of bespoke wall, draw and base units with granite worksurfaces incorporating a composite sink & drainer with tiled splashbacks. Boasting a central island and a range of integrated appliances which include an oven, four ring gas hob with an extractor hood above, fridge and dishwasher.

#### **Dining Room**

13' 9" x 11' 11" (4.19m x 3.63m) Dining room which provides ample space for dining furniture boasting French doors which provides external access to the side elevation. The dining room itself has hardwood flooring.

#### **Utility Room**

13' x 7' 2" ( 3.96m x 2.18m )

Handy & practical utility room with a range of base & draw units with worksurfaces over incorporating a stainless steel sink & drainer. The utility room benefits from an integrated fridge, plumbing and space for a washing machine. The rear of the property is accessible through a UPVC door.

## **Sitting Room**

10' 10" x 13' 11" ( 3.30m x 4.24m ) Sitting room which is currently been used as a snug with a gas fire with decorative Adam-style mantle, marble hearth & surround. The snug provides ample space for free standing furniture.

#### **Integral Garage**

18' 1" x 16' 11" ( 5.51m x 5.16m ) Accessed form the utility room is the double integral garage with up & over doors and power & lighting.

#### W/C Room

Accessed from the utility room is the w/c room which comprises of a w/c and pedestal wash hand basin.

#### Master Bedroom

13' 10" x 12' 9" ( 4.22m x 3.89m )

Master bedroom boasting a large window to the front elevation which overlooks the front garden. The bedroom benefits from fitted wardrobes and provides space for free standing furniture. There is a door which provides access to the master bedroom en-suite.

#### **En-Suite**

The en-suite comprises of w/c, wash hand basin with vanity unit and a walk in shower. The en-suite itself is partially tiled.

### **Bedroom Two**

13' 11" x 12' 10" ( 4.24m x 3.91m ) Double bedroom with a window to the rear elevation which overlooks the rear garden. Benefitting from fitted wardrobes and providing spaced for free standing furniture.

### **Bedroom Three**

10' 9" x 14' 6" ( 3.28m x 4.42m ) Bedroom three also a double bedroom with a window to the front elevation overlooking the front garden. Providing space for free standing furniture and benefitting from fitted wardrobes.

### **Bedroom Four**

9' 10" x 8' 2" ( 3.00m x 2.49m ) Fourth bedroom also a double bedroom benefitting from built in wardrobes and window to the rear elevation which overlooks the rear garden.

#### Externally

To the front of the property there is a tarmac driveway which provides off street parking for five cars. There is also a double integral garage with two up & over doors which provides parking for a further two cars. The property has a generous lawn with an Indian stone flagged patio and a stone flagged pathway which continues round the side to a spacious South-East facing garden with mature shrubbery and planting. The garden would be great for enjoying the summer months.





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- \*\*\*OFFERS OVER £625,000\*\*\*
- DETACHED FOUR BEDROOM FAMILY HOME
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT OFFERING GREAT FAMILY ACCOMMODATION
- FANTASTIC PRIVATE SETTING IN THE SHELF
  LOCATION
- DRIVEWAY, DOUBLE GARAGE AND SOUTH EAST FACING GARDENS

Tenure: Freehold EPC Rating: C

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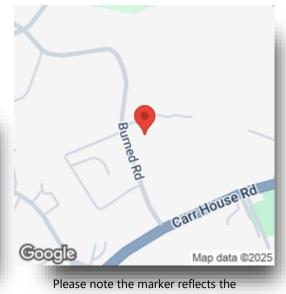
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postcode not the actual property

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