



Burned Road, Halifax, HX3 7QZ

welcome to

Burned Road, Halifax

Stunning four bedroom detached property situated in the Shelf location, Offers Over £600,000 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 from 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 space 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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welcome to

Burned Road, Halifax

- ***OFFERS OVER £600,000***
- 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
Council Tax Band: F

offers over



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX112935 - 0008

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