



**Bradford Old Road, Halifax HX3 6UG**



**william  
h brown**



**welcome to**

**Bradford Old Road, Halifax**

This modern, well presented, extended stone built 5 bedroom detached property, offers that perfect turn key moving process for that perfect family home. With fully integrated appliances in the kitchen, Log burner in the living room, spacious bedrooms and breathtaking views.



### Entrance Hall

The Entrance hall comprises of tiled flooring, ceiling light point, composite door to the front elevation, gas central heating radiator.

### Lounge

16' 2" x 14' 2" ( 4.93m x 4.32m )

The lounge comprises of carpet flooring, ceiling light point and ceiling spotlights, log burner, gas central heating radiator, UPVC double glazed window to the front elevation, composite door to the front.

### Kitchen

17' 7" x 9' 11" ( 5.36m x 3.02m )

The kitchen comprises of laminate flooring, ceiling spotlights, UPVC double glazed window to the front elevation, French doors to the side elevation, matching wall and base units with worktop over, gas central heating radiator, integrated fridge and freezer, sink with drainer, fitted oven with induction hob, integrated dishwasher.

### Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the rear elevation, loft with access.

### Bedroom One

12' 5" x 9' 8" ( 3.78m x 2.95m )

Bedroom one comprises of carpet flooring, ceiling light point, bi-fold floor to the front elevation, gas central heating radiator.

### En-Suite

The En-suite comprises of tiled flooring and walls, gas central heated towel rail, pedestal wash basin, low level W/c. ceiling spotlights, UPVC double glazed window tot the rear elevation.

### Bedroom Two

9' 4" x 8' 4" ( 2.84m x 2.54m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

9' 7" x 9' 4" ( 2.92m x 2.84m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator. UPVC double glazed window to the front elevation.

### Bedroom Four

9' 4" x 8' 5" ( 2.84m x 2.57m )

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### Family Bathroom

The family bathroom comprises of tiled walls and flooring, ceiling spotlights, gas central heating radiator, wash hand basin with vanity unit, low level W/c, paneled bath with shower over, UPVC double glazed window to the front elevation.

### Bed/Study

15' 9" x 9' 10" ( 4.80m x 3.00m )

Bedroom / study comprises of laminate flooring, ceiling light points, fitted wardrobes, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Balcony

The balcony comprises of a paved area, glass banister, access through the rear door.

### Externally

Externally the property benefits from a paved driveway to the front with electric gates,the rear there is a astro turfed lawn area and a paved area. There is also a garage with electric shutter door with electric power points.



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## **Bradford Old Road, Halifax**

- EXTENDED FIVE BEDROOM DETACHED PROPERTY
- CLAREMOUNT AREA
- GARAGE & PAVED DRIVEWAY
- SEMI RURAL LOCATION WITH BREATHTAKING STUNNING VIEWS
- PERFECT FAMILY HOME

Tenure: Freehold EPC Rating: C

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114051 - 0003

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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.



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