



Crow Point Farm, Crow Point, Boothtown, HALIFAX, HX3 6UE

welcome to

Crow Point Farm, Crow Point, Boothtown, HALIFAX

Stunning four bedroom detached home which has been fully renovated throughout boasting an open plan living kitchen and multiple reception rooms. Perfect family home benefitting from an external summerhouse with living area. Close to schools and amenities and ideal for growing families.



Entrance Hall

Enter the property to the front elevation into the entrance hall where there is tiled flooring, two gas central heating radiators, ceiling light point and a double glazed window to the side elevation. There is also a door which leads to the sauna.

Study/Office Room

12' 7" x 9' 1" (3.84m x 2.77m)

Ideal for home working/studying is the study room located on the first floor with laminate flooring, three velux widows and includes wall & base units for storage space.

Lounge

17' 5" x 14' 8" (5.31m x 4.47m)

Spacious lounge with oak flooring and boasting exposed beams and stone adding character and a double glazed window to the side elevation. There is a wood burner, gas central heating radiator and two wall lights.

Dining Room

17' 6" x 10' 1" (5.33m x 3.07m)

The dining room also boasts exposed beams, exposed stone, oak flooring and a wood burner. With two double glazed windows to the front elevation, a double glazed window to the side elevation and ceiling spotlights and ceiling light point. The dining room provides ample space for dining furniture.

Cinema Room

14' 6" x 9' 4" (4.42m x 2.84m)

Currently been used as a cinema room but can also have multiple uses with two double glazed windows to the front elevation, two velux windows, carpeted flooring and exposed beams and stone.

Kitchen

19' x 10' 11" (5.79m x 3.33m)

Spacious modern fitted kitchen with an extensive range of matching wall & base units with wood worksurfaces over incorporating a sink & drainer which extends to a matching kitchen island. Integrated dual fuel cooker with gas hob & hot plate with extractor over and an additional oven. There is an integrated dishwasher, breakfast bar and ceiling spotlights. The kitchen itself has oak wood flooring, exposed beams & stone.

Utility Room

16' 7" x 6' 11" (5.05m x 2.11m)

Handy & practical utility room with oak flooring, wall & base units, farmhouse sink and steamer. With plumbing for a washing machine & tumble dryer and two wall lights.

First Floor Landing

With carpeted flooring, ceiling light point, gas central heating radiator and providing access to the first floor accommodation.

Bedroom One

14' 11" x 12' 4" (4.55m x 3.76m)

Double bedroom with wood flooring, French door to the side elevation leading to the decked terrace, two ceiling light points and gas central heating radiator.

Bedroom Two

13' x 12' (3.96m x 3.66m)

Bedroom two also a double bedroom with exposed beams, French doors to the front elevation leading to the decked terrace, double glazed window to the side elevation, gas central heating radiator and a door which leads to the en-suite.

En-Suite

Comprising of a three-piece suite which includes a low level wc, wash hand basin with vanity unit and shower cubicle. With a velux window, ceiling light point, tiled walls and vinyl flooring.

Bedroom Three

10' 3" x 7' 11" (3.12m x 2.41m)

With carpeted flooring, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and a double glazed window to the front elevation.

Bedroom Four

9' 7" x 6' (2.92m x 1.83m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

Family Bathroom

Modern bathroom which comprises of a three-piece suite which includes a low level wc, wash hand basin with vanity unit and free-standing roll top bath. With ceiling spotlights, gas central heating radiator and the bathroom itself is fully tiled.

Annex/Summerhouse

Self-contained detached Annex/Summerhouse with living area, modern fitted kitchen and shower room which could be used for multiple living such as family accommodation or home office if desired.

Externally

Benefitting from a private iron gated driveway which is also pebbled providing ample off street parking. Extensive outdoor space which includes an artificial lawned garden, decked terrace and tiered seating area and brick-built pizza oven with decked seating area outside the summer house. The gardens would be great for enjoying the summer months, relaxing and enjoying the far-reaching stunning views.



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welcome to

Crow Point Farm Crow Point, Boothtown HALIFAX

- ***OFFERS OVER £490,000***
- DETACHED FOUR BEDROOM FAMILY HOME SET IN THE CHARMING AREA OF CROW POINT FARM
- PRIVATE GATED DRIVEWAY WITH OFF STREET PARKING FOR AMPLE VEHICLES
- LARGE GARDEN, DETACHED SUMMERHOUSE/ANNEX
- STUNNING FAR-REACHING VIEWS

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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