



The Gate House, Moor End, Halifax, HX2 0TX

welcome to

The Gate House, Moor End, Halifax

Stunning three/four bedroom detached property in Halifax, Guide Price £300,000 - £325,000 which could be ideal for growing families. Modern & finished to a high standard throughout offering spacious family living accommodation. Contact us now to view.



Lounge

18' x 11' 3" (5.49m x 3.43m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. Boasting a log burner, French doors which lead to the sunroom and the lounge itself has carpeted flooring.

Sun Room

12' x 11' (3.66m x 3.35m)

Sunroom with laminate flooring, two velux windows, ceiling spotlights and an electric radiator. The sunroom has French doors to the rear elevation which provide access to the rear garden.

Kitchen/Diner

18' 11" x 14' 5" (5.77m x 4.39m)

Modern & spacious well presented fitted kitchen with wall & base units, worksurfaces incorporating a sink & drainer with mixer tap and tiled splashbacks. There is a composite door to the front elevation, ceiling spotlights, ceiling light point and gas central heating radiator. With an oven & gas hob with extractor hood over and the kitchen itself has vinyl flooring. Also provides space for dining furniture if desired.

Utility Room

15' 6" x 5' 9" (4.72m x 1.75m)

Handy & practical utility room with a composite door to the side elevation, ceiling spotlights and velux window. With wall & base units, plumbing for a washing machine & tumble dryer and the utility room itself has laminate flooring.

Office/Occasional Room

10' 4" max x 6' 10" max (3.15m max x 2.08m max)

With laminate flooring, ceiling spotlights, gas central heating radiator and a double glazed window to the rear elevation. This room could be used as an office which could be ideal for studying and home working or an occasional room.

First Floor Landing

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the side elevation. The first floor landing provides access to the first floor accommodation.

Bedroom One

12' 3" x 10' 11" (3.73m x 3.33m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and a door which lead to the en-suite.

En-Suite

The en-suite comprises of a three piece suite which includes a low level wc, wash hand basin with vanity unit and a shower. There is a frosted double glazed window to the front elevation, ceiling spotlights and the en-suite itself has tiled walls and vinyl flooring.

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

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

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

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

Family Bathroom

The family bathroom comprises of three piece suite which includes a low level wc, wash hand basin with vanity unit and a panelled bath with shower over. There is a frosted double glazed window to the rear elevation, ceiling spotlights and a gas central heating towel rail. The bathroom itself has vinyl flooring.

Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, ceiling spotlights and vinyl flooring.

Gym/Bar

20' x 10' 9" (6.10m x 3.28m)

Converted garage which is now a gym/bar with carpeted flooring, spotlights and speakers and working power.

Gym

22' 1" x 17' 1" (6.73m x 5.21m)

Converted garage currently been used as a gym which has bi-folding doors to the front elevation, two striplights and working power.

Externally

The front of the property is accessed through iron gates and there is a block paved driveway which provides off street parking also a lawn. To the rear is a good sized garden which is lawned, pebbled and has a decking area and also a hot tub. The garden provides space for garden furniture if desired and would be great for enjoying the summer months.



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welcome to

The Gate House Moor End, Halifax

- POPULAR LOCATION OF HALIFAX
- WELL PRESENTED AND FINISHED TO A HIGH STANDARD
- BLOCKED PAVED DRIVEWAY PROVIDING OFF STREET PARKING
- EXTENDED TO THE REAR & CONVERTED GARAGE
- IDEAL FOR GROWING FAMILIES WITH THREE/FOUR BEDROOMS AND AN OCCASIONAL ROOM

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

guide price

£300,000 - £325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX112386 - 0003

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