



The Beeches, Leeds Road, Hipperholme, Halifax, HX3 8NH

welcome to

The Beeches Leeds Road, Hipperholme Halifax

A five bedroom substantial and beautifully presented detached residence located in the sought-after area of Lightcliffe, Halifax. Benefiting from an Annex, ample off-road parking and Gardens. This home must be viewed to fully appreciate what's on offer!



Entrance Hall

The entrance hall comprises of tiled flooring, composite door, gas central heating radiator.

Study

15' 9" x 8' 6" (4.80m x 2.59m)

The study comprises of carpet flooring, composite door to the side, gas central heating radiator.

Lounge

21' x 20' 4" (6.40m x 6.20m)

The lounge comprises of carpet flooring, ceiling spotlights, gas central heating radiator, fitted modern electric fire, French doors leading to the kitchen.

Kitchen

21' x 21' (6.40m x 6.40m)

The kitchen comprises of tiled flooring, ceiling spotlights, gas central heating modern radiator, matching wall and base units, with work top over, breakfast bar, integrated modern appliances, induction hob, plinth with lighting, UPVC double glazed window to the front elevation, French doors.

Utility

13' 10" x 11' 10" (4.22m x 3.61m)

The utility comprises of tiled flooring, ceiling spotlights, matching wall and base units, UPVC double glazed window to the side elevation.

Conservatory

17' 6" x 12' 11" (5.33m x 3.94m)

The conservatory comprises of laminate flooring, double glazed windows, sliding doors to the rear garden.

Landing

The landing comprises of carpet flooring, ceiling spotlights, glass banister.

Bedroom One

14' 11" x 14' 10" (4.55m x 4.52m)

Generously sized master bedroom with built-in wardrobes and serene garden views.

Bedroom Two

13' 10" x 12' 11" (4.22m x 3.94m)

Comfortable double bedroom perfect for guests or family members.

Bedroom Three

15' 9" x 12' 5" (4.80m x 3.78m)

Bedroom three comprises of carpet flooring light point, gas central heating radiator, UPVC double glazed windows.

Bedroom Four

11' 8" x 8' 10" (3.56m x 2.69m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator.

Annex Lounge

The lounge comprises of carpet flooring, ceiling spotlights, gas central heating radiators, Velux windows.

Annex Kitchen

The kitchen comprises of vinyl flooring, ceiling spotlights, matching wall and base units with work top over, oven with electric hob, tiled splash back.

Annex Bedroom

The bedroom comprises of carpet flooring, ceiling spotlights, gas central heating radiator, Velux windows.

Double Garage

24' 4" x 18' (7.42m x 5.49m)

The garage comprises of ceiling light point, electric doors, electric power points.

Externally

Externally the property comprises of driveway and decking to side and to the rear there is a lawned and pebbled garden.



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The Beeches Leeds Road, Hipperholme Halifax

- DETACHED FIVE BEDROOM PROPERTY WITH ANNEX
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- OFFERING GREAT FAMILY ACCOMMODATION WITH OFF STREET PARKING AND GARAGE
- SITUATED IN HIPPERHOLME WHICH IS CLOSE TO SCHOOLS AND LOCAL AMENITIES
- BEAUTIFUL EXTENSIVE VIEWS

Tenure: Freehold EPC Rating: C

Council Tax Band: G offers over

£775,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114791 - 0002

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