



## 84 WILLOWFIELD ROAD WILLOWFIELD, HALIFAX

An internal inspection is absolutely essential to fully appreciate the attractive accommodation provided by this four bedroomed detached residence situated in this highly desirable and much sought after residential location. Just step inside this delightful property and you cannot fail to be impressed by the attractive accommodation provided which has a wealth of quality fixtures and fittings. This delightful family home briefly comprises a spacious entrance hall, two reception rooms, modern fully fitted kitchen, downstairs cloakroom, four bedrooms, modern bathroom, gardens, garage, storerooms, double glazing, and gas central heating. The property provides excellent access to the local amenities of Halifax and Sowerby Bridge as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a detached four bedroomed property at this affordable price in this sought after location and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £400,000





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The front entrance door opens into the

### **ENTRANCE HALL**

With two hardwood double glazed windows to the front elevation, one telephone point, one single radiator and a laminate wood floor. Door to under the stair's cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

### **LOUNGE 5.73m x 3.48m**

With hardwood double glazed windows to the front, side and rear elevations providing this room with its light and spacious aspect. Two double radiators, one TV point, and a fitted carpet.

From the Entrance Hall a door opens to the

### **DOWNSTAIRS CLOAKROOM**

With white two-piece suite comprising pedestal wash basin and low flush WC, double glazed window to the front elevation and a laminate wood floor.

From the Entrance Hall a glass panelled door opens into the

### **DINING ROOM 4.66m x 2.93m**

With double glazed door with double glazed windows to either side opening to the extensive rear garden, inset spotlight fittings to ceiling, one single radiator and a tiled floor.

From the Dining Room through to the

### **MODERN FITTED KITCHEN 3.96m x 3.48m**

This spacious kitchen is fully fitted with a range of modern wall and base units incorporating single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, Hotpoint gas cooker with extractor in stainless steel canopy above and plumbing for an automatic washing machine. The kitchen has a double-glazed window to the rear elevation enjoying an attractive garden outlook, inset spotlight fittings to the ceiling, modern vertical radiator, and a tiled floor. Side entrance door.

From the Entrance Hall stairs with a fitted carpet lead to the

### **FIRST FLOOR LANDING**

With access to an insulated loft. Double glazed window to the front elevation, to either side of the window are built-in cupboards with fitted shelves providing useful storage facilities, and one double radiator.

From the Landing a door opens to

### **BATHROOM**

With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with mixer centre tap and shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, double glazed window to the front elevation, inset spotlight fittings, extractor fan, vertical radiator/towel rail, and a tiled floor.

From the Landing a door opens to

### **BEDROOM TWO 4m x 2.88m**

This second double bedroom has double glazed windows to the rear and side elevations, door to cupboard providing useful storage facilities, two double radiators and a fitted carpet.

From the Landing a door opens to

### **BEDROOM FOUR 2.29m x 2.94m**

With double glazed window to the rear elevation enjoying a garden outlook, door to built-in cupboard providing useful storage facilities, one double radiator and a fitted carpet.

From the Landing a door opens to

### **BEDROOM THREE 3.84m x 2.29m**

With double glazed window to the rear elevation enjoying an attractive garden outlook, door to built-in cupboard with fitted shelves providing useful storage facilities, one double radiator and a fitted carpet.

From the Landing a door opens into

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### **SPACIOUS BEDROOM ONE 5.74m x 3.57m**

This spacious double bedroom has double glazed windows to the front, side and rear elevations providing this room with its light and spacious aspect. Two single radiators and a fitted carpet.

### **GENERAL**

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water, and electricity with the added benefit of double glazing and gas central heating. The property is freehold and in council tax band C

### **EXTERNAL**

To the front of the property there is a lawned garden with flower and shrub boarder and steps and path leading to the front entrance door. There is a concrete shared drive leading to a single garage with up and over door. To one side of the property there is a path leading to an external store which houses the central heating boiler and has power and light. There is a covered entrance porch to the side with access to the kitchen and a garden store providing useful storage facilities for gardening equipment. To the rear of the property there is a large, enclosed garden with lawn, mature plants and shrubs and a path. To the remaining side of the property there is a path leading to the front and rear of the property.

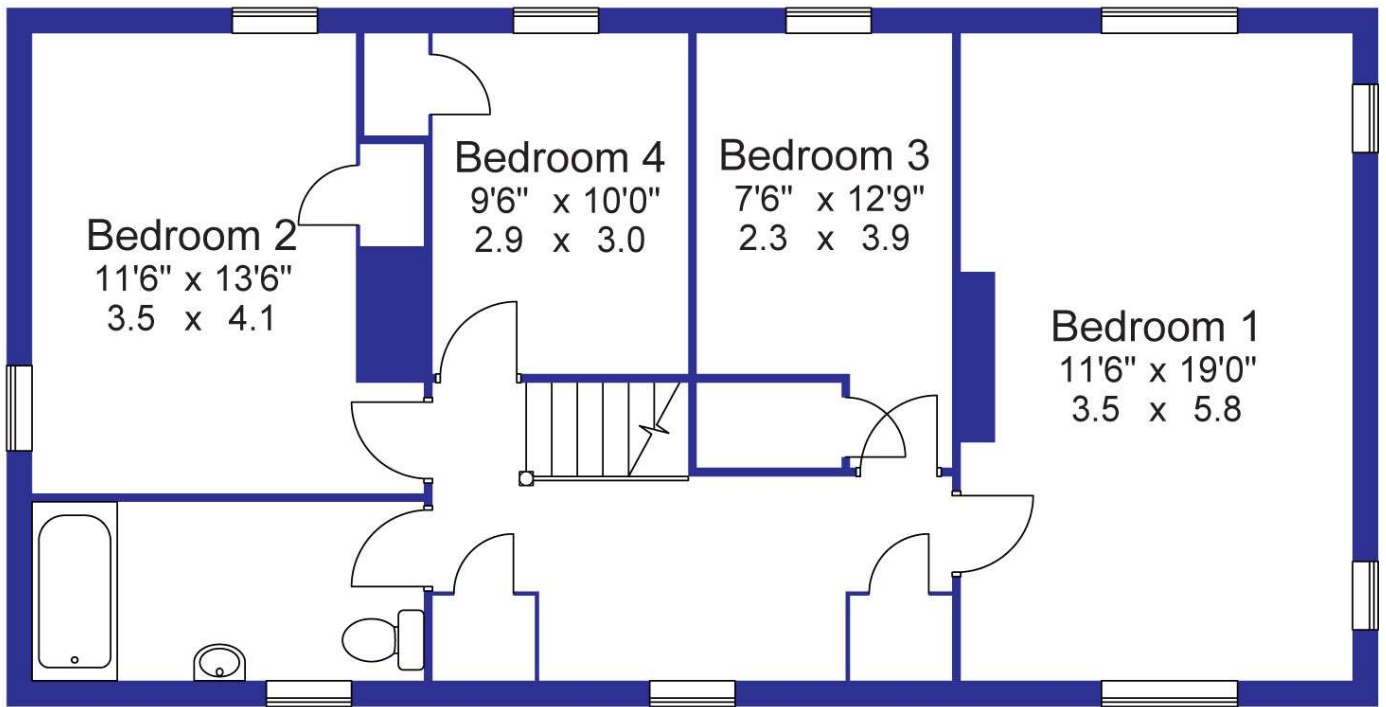
### **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

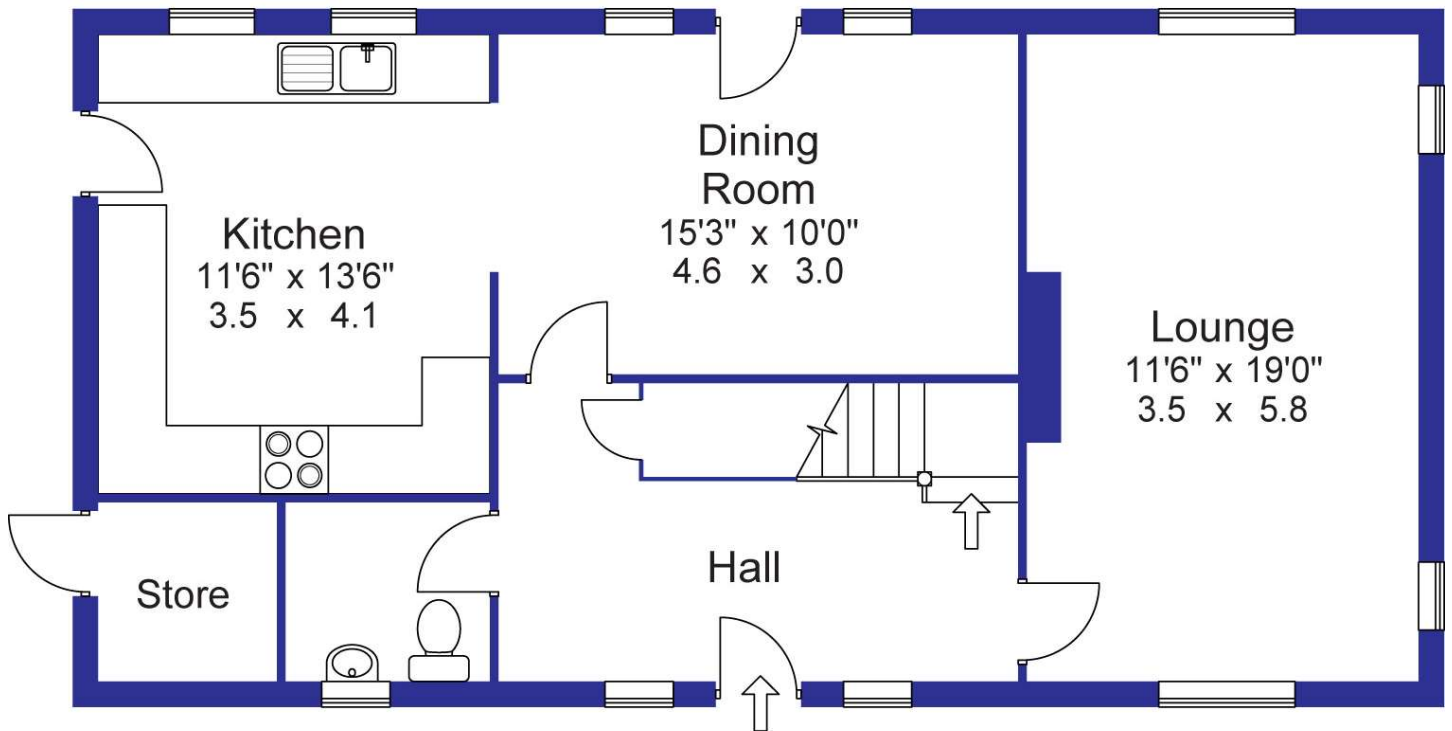
### **DIRECTIONS**

Sat Nav HX2 7JN

Approx Gross Floor Area = 1472 Sq. Feet  
= 136.8 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.





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