



## 8 UPPER WILLOW HALL WILLOWFIELD, HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this detached stone built three bedroomed residence providing attractive family accommodation. The property briefly comprises an entrance vestibule, lounge, dining area, kitchen, conservatory, three bedrooms, bathroom, semi-detached garage, gardens, uPVC double glazing and gas central heating. The property provides excellent access to Halifax and Sowerby Bridge and easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase a property in this select cul-de-sac and as such an early appointment is absolutely essential to view this delightful residence.

Price Guide: O/A £350,000

The uPVC double glazed front entrance door opens in to the

### ENTANCE VESTIBULE

With uPVC double glazed window to the side elevation, vertical radiator and a fitted carpet.

From the Entrance Vestibule a door opens into the

### LOUNGE 4.59m x 3.87m



This delightful room has uPVC double glazed windows to the side and front elevations providing it with a light and spacious aspect, wall mounted gas fire, one TV point, two single radiators and a fitted carpet.

From the Lounge through to the

### DINING AREA 2.77m x 2.77m



With one single radiator and a fitted carpet.

From the Dining Room sliding patio doors open to the

### CONSERVATORY 3.08m x 4.21m



With uPVC double glazed windows to three elevation and a sliding uPVC double glazed patio door opening onto the side garden. One double radiator.

From the Dining Room a door opens to the

### KITCHEN 2.62m x 2.76m



Being fitted with a range of white wall and base units incorporating matching work surfaces with a single bowl single drainer sink unit with mixer tap, four ring gas hob with extractor in canopy above with fan assisted electric oven and grill. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation enjoying an attractive garden view, one single radiator, and a fitted carpet. Door to walk-in pantry with fitted shelves providing useful storage facilities, uPVC double glazed side entrance door.

From the Entrance Vestibule, stairs, with fitted carpet lead to the

### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, access to the insulated loft. From the Landing a door opens to the

### BATHROOM



With modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC and corner shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM ONE 3.40m x 3.44m



This main double bedroom has uPVC double glazed windows to the side elevation, fitted bedroom furniture to the length of one wall incorporating wardrobes and a dressing table, one single radiator and a fitted carpet,

From the Landing a door opens to

### BEDROOM TWO 2.88m x 3.25m

This second double bedroom has uPVC double glazed windows to the front elevation, fitted wardrobes to the length of one wall with cupboard space above, one single radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM THREE 2.61m x 2.34m

This single bedroom is presently used as an office and has a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet. Door to airing cupboard with fitted shelves and a radiator.

### GENERAL

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

### EXTERNAL



To the front of the property there is a tarmac drive providing off road parking and access to the

### SEMI-DETACHED GARAGE 5.21 m x 2.35m

The garage has an up and over door, power and light and has a utility area to the rear comprising of a stainless-steel single drainer sink unit with cupboards beneath and plumbing for a washing machine. uPVC double glazed window to the side elevation and a side entrance door.

To the front of the property there is a lawned garden with flower and shrub boarder. To the side there is a further lawned garden with mature plants and shrubs and flagged patio area accessed by the conservatory. To the rear of the property there is a lawned garden with mature plants and shrubs and a gravelled area.

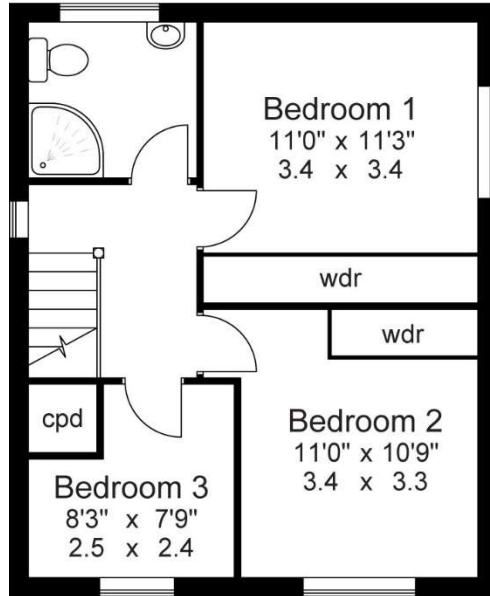
### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

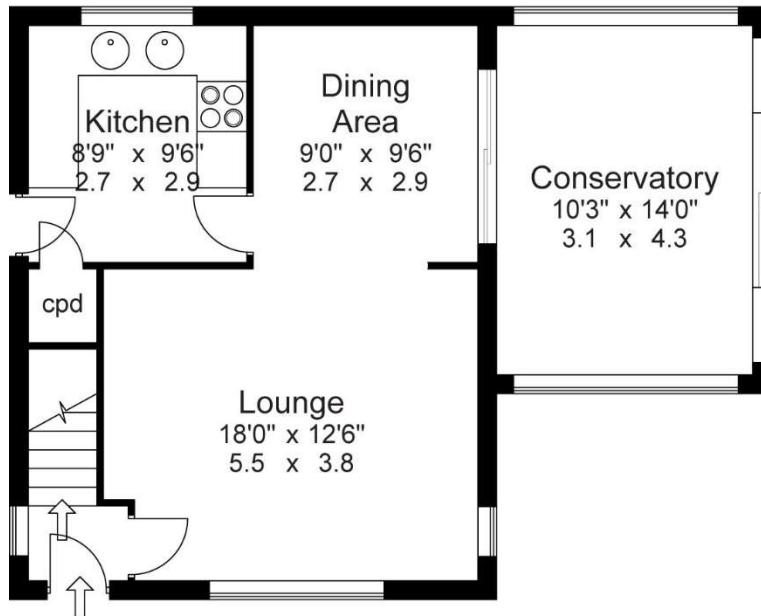
### DIRECTIONS

Sat Nav HX2 7LN

Approx Gross Floor Area = 944 Sq. Feet  
= 87.7 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.