



7 KIRBY LEAS WELL HEAD, HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this extended four bedroomed detached residence providing spacious and attractive family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the interior which has a wealth of quality fixtures and fittings. The property briefly comprises an entrance hall, spacious open plan lounge and dining room, modern fully fitted breakfast kitchen, downstairs cloakroom, orangery, four bedrooms, one en suite, bathroom, garden room, double garage with electric door, and gardens. The property provides excellent access to Halifax town centre and 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 such a quality detached residence in this sought after location and as such an early appointment to view is strongly recommended.

Price Guide: O/A £475,000



The front entrance door opens into the

ENTRANCE HALL

With a tiled floor, one single radiator.

From the Entrance Hall a panelled door opens into

SPACIOUS OPEN PLAN LOUNGE AND DINING AREA 9.95m x 3.64m narrowing to 3.32m

LOUNGE AREA

With bow window to the front elevation incorporating double glazed units, feature marble fireplace with coal effect living flame gas fire on a matching hearth, cornice to ceiling, one double radiator, one single radiator, one TV point and a fitted carpet.

DINING AREA

With uPVC double glazed French doors opening onto the landscaped rear garden with floor to ceiling windows to either side, cornice to ceiling, uPVC double glazed window to the side elevation, one radiator and a fitted carpet.

From the Lounge a door opens to the

INNER HALL

With door to cupboard providing useful storage facilities.

From the Inner Hall a door opens to

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising pedestal wash basin and low flush WC. The cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, an extractor fan, and chrome heated towel rail

BREAKFAST KITCHEN 6.39m x 3.21m

This superb kitchen is fully fitted with a range of modern wall and base units incorporating matching granite work surfaces with a double bowl single drainer sink unit with mixer tap, Rangemaster multi-fuel cooking range with extractor in canopy above, integrated coffee machine, integrated dishwasher, and a centre island with granite work surface. This attractive kitchen has matching granite splash backs and complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, double glazed window to the front elevation, a matching tiled floor, and one radiator.

ORANGERY 4.12m x 3.48m.

This delightful room has windows to three elevations, a self cleaning glazed roof and French doors opening onto the landscaped rear garden, inset spotlight fittings, a matching tiled floor, and a wall mounted electric heater.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

From the Landing a door opens to

BEDROOM TWO 3.26m x 3.47m

This double bedroom has mullioned double glazed windows to the front elevation, wall mounted TV fittings, one single radiator and a fitted carpet.

From the Bedroom a door opens to

EN SUITE SHOWER ROOM

With hand wash basin in vanity unit with mixer tap and corner shower cubicle with Triton electric shower unit. The en suite is extensively tiled around the two piece suite with complementing colour scheme to the remaining walls, double glazed window to the front elevation and chrome heated towel rail, inset spotlight fittings and an extractor fan.

From the Landing a door opens to

BEDROOM FOUR 2.29m x 2.84m

With uPVC double glazed windows to the rear elevation enjoying attractive views, one single radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and jacuzzi bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed leaded and stained-glass windows to the rear elevation, inset spotlight fittings to the ceiling, chrome heated towel rail/radiator and an extractor fan.

From the Landing a door opens to

BEDROOM THREE 2.84m x 3.46m extending to 3.70m

With mullioned double-glazed windows to the front elevation, door to cupboard with fitted shelves providing useful storage facilities, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 3.30m narrowing to 2.59m x 6.41 m

This spacious extended double bedroom has uPVC double glazed windows to three elevations, one with stained glass and leaded glazing, built-in bedroom furniture incorporating wardrobes to one wall, cupboards, drawers and wash basin in vanity unit, one radiator and a fitted carpet.

GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of double glazing, (uPVC to the rear) and gas central heating. The property is Freehold and is in council tax band E

EXTERNAL

To the front of the property there is a block paved area there is a detached double garage 4.91m x 5.19m with electric an door. power and light.

To the rear of the property there is a private landscaped garden, with entertainment area with seating and table and barbeque area. The hot tub is negotiable. The garden is flagged and to the rear of the garden there is a

DETACHED GARDEN ROOM 4.21m x 3.88m max

With bi-folding doors, inset spotlight fittings and mood lighting, power and light with electric heater and a laminate wood floor.

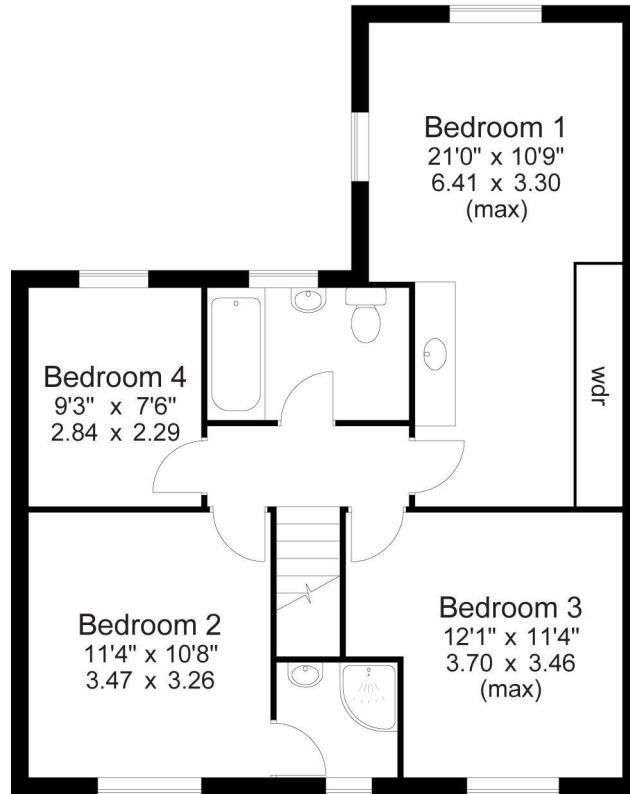
TO VIEW

Strictly by appointment please telephone property@kemp&Co on 01422 349222

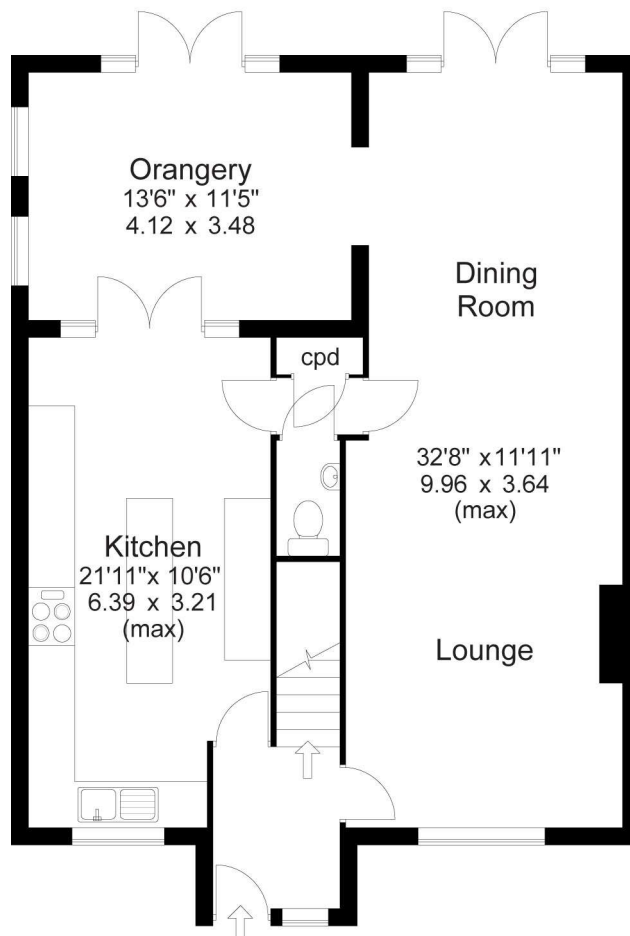
DIRECTIONS

SAT NAV HX1 2AR

Approx Gross Floor Area = 1516 Sq. Feet
= 140.9 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

