

18 Round Hill, Holmfield, Halifax, HX2 9XJ

Offers Over £300,000

- : Superb Extended Family Home
- : Large South Facing Garden
- : 4 Bedrooms
- : Close To Outstanding Schools
- : Realistically Priced
- : Panoramic Views To The Rear
- : 3 Reception Rooms
- : Modern Bathroom,, En Suite & Downstairs Cloakroom
- : Modern Fitted Kitchen
- : Viewing Essential



# 18 Round Hill, Halifax HX2 9XJ

Situated in this extremely popular and convenient residential location, lies this extended four bedroomed semi-detached residence providing extremely attractive accommodation enjoying superb panoramic views to the rear. Just step inside this delightful property and you cannot fail to be impressed by the extensive accommodation provided which briefly comprises an entrance hall, lounge with large balcony, modern fitted kitchen, dining room, games room, sitting room/fourth bedroom, three first floor bedrooms (master with en suite wet room), bathroom, uPVC double glazing, gas central heating, gardens to front and rear. The property provides excellent access to the local amenities of Holmfield and Ilkley, including outstanding schools, as well as easy access to Halifax town centre, Ogden water and Halifax Golf Club. Very rarely does the opportunity arise to purchase such a quality extended family home in this desirable location and as such an early appointment to view is strongly recommended.



Council Tax Band: B



### ENTRANCE HALL

Panelling with complementing colour scheme above, door to under the stairs cupboard providing useful storage facilities, wood floor, and one radiator.

There is a uPVC double glazed door opening to the south facing balcony (4.98m x 3.64m) enjoying superb panoramic views.

From the Entrance Hall a door opens to the

### DOWNSTAIRS CLOAKROOM

With hand wash basin and low flush WC.

From the entrance hall double doors open into the

### LOUNGE

22'4" x 11'1"

With uPVC double glazed windows to the front and rear elevations providing this room with it's light and spacious aspect, two antique style Ancona radiators, wall mounted TV fittings, inset spotlight fittings to the ceiling and a wood floor.

From the Entrance Hall a doorway through to the

### MODERN FITTED KITCHEN

11'10" x 9'7"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, five ring gas hob with extractor in stainless steel and glazed canopy above, fan assisted electric oven and grill, integrated microwave, integrated fridge, integrated freezer, integrated washing machine and an integrated wine cooler. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling and a tiled floor.

From the Kitchen a door opens into the

### DINING ROOM

12'4" x 11'5"

With two uPVC double glazed windows to the rear elevation enjoying superb panoramic views, pine panelling to the ceiling, one double radiator and a wood floor.

From the Dining Room a spindled staircase with fitted carpet leads down to the

### GAMES ROOM

12'3" x 11'6"

With uPVC double glazed French doors opening onto the south facing garden, uPVC double glazed window and the benefit of underfloor heating. Door to storeroom providing excellent storage facilities underneath the ground floor

From the Games room there are two steps down to the

### SITTING ROOM/BEDROOM FOUR

15'8" x 11'3"

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, inset spotlight fittings to the ceiling, wall mounted TV fittings and a wood floor with under floor heating This room is presently used as a sitting room but could be used as a fourth bedroom if required.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With access to an insulated and partially boarded loft, Door to cupboard with fitted shelves providing useful storage facilities.

From the Landing a door opens to

### BEDROOM ONE

11'4" x 11'2"

This double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes to one wall, one single radiator and a laminate wood floor. From the Bedroom a door opens into the

### EN SUITE WET ROOM

With rainfall and hand held shower unit, hand wash basin and low flush WC in vanity unit. The en suite is fully tiled including the floor and has a uPVC double glazed window to the front elevation, chrome heated towel rail/radiator and an extractor fan.

From the Landing a door opens to

### BEDROOM THREE

9'10" x 8'7" excluding wardrobes

With uPVC double glazed window to the rear elevation enjoying an attractive panoramic view, built-in wardrobes to one wall with sliding doors, one double radiator, panelled ceiling, laminate wood floor and wall mounted TV fittings.

From the Landing a door opens into the



### BATHROOM

With modern white three piece suite comprising hand wash basin with mixer tap and low flush WC in vanity unit and a panelled bath with mixer tap and pencil shower unit. The bathroom is extensively tiled around the suite and has wet boarding, a uPVC double glazed window to the rear elevation, and a chrome heated towel rail/radiator.

From the Landing a door opens to

### BEDROOM TWO

11'11" x 9'0"

This second double bedroom has uPVC double glazed windows to the front and rear elevations, one double radiator, one TV point 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 electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council tax Band B

### EXTERNAL

To the front of the property there is a tarmacked drive providing off road parking and access to the front entrance door. To the side of the property there is a flagged patio area and steps and an external store. To the rear of the property there is the south facing balcony enjoying superb panoramic views which is accessed from the Entrance Hall. There is a large south facing garden with flagged patio area and lawned garden with shrub border. There is a garden room with hot tub which has power, light and water. The garden shed/workshop also has power and light

### TO VIEW

Strictly By Appointment please tel  
Property@kemp&co on 01422 349222

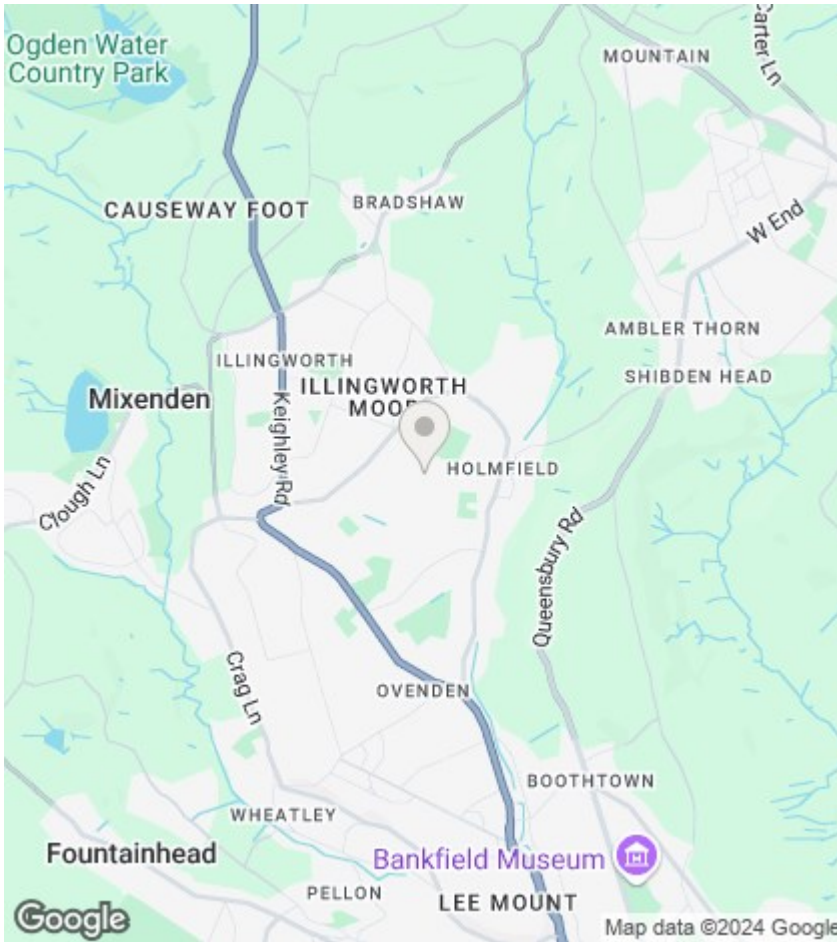
### DIRECTIONS

SAT NAV HX2 9XJ









## Directions

SAT NAV HX2 9XJ

## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

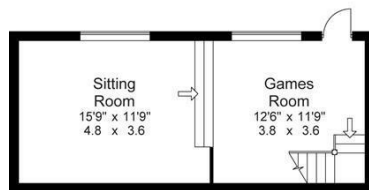
## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

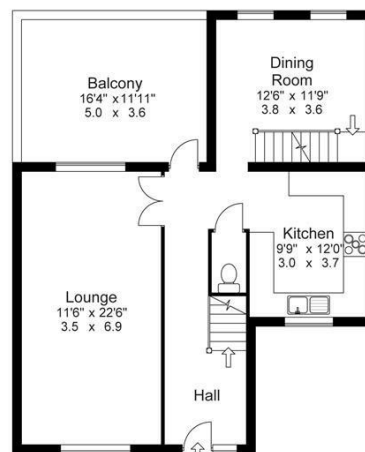
Approx Gross Floor Area = 1527 Sq. Feet  
= 141.9 Sq. Metres



First Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.