



1 Orchard Close, Burnley Road, Halifax, HX2 7LL

Offers Around £450,000

- : Popular & Convenient Location
- : 5 Bedrooms
- : 2 Reception Rooms
- : Converted Double Garage
- : Realistically Priced

- : Detached Family Home
- : 2 Bathrooms & Downstairs Cloakroom
- : Modern Kitchen
- : Gardens
- : Viewing Strongly Recommended

# 1 Orchard Close, Halifax HX2 7LL

Welcome to this delightful detached house located on Burnley Road in Halifax! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms, there is plenty of space for everyone to have their own sanctuary within this family home.

The two bathrooms provide convenience and comfort for the whole household, ensuring no one has to wait during the morning rush. The detached nature of this house offers privacy and a sense of exclusivity, making it a truly special find.

Located in Halifax, this property benefits from a vibrant community and easy access to local amenities, and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. Whether you enjoy a peaceful stroll in Savile Park or prefer shopping in the town centre, this location has something for everyone.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the space and charm that this property has to offer on Burnley Road in Halifax.



Council Tax Band: E



### ENTRANCE HALL

With laminate wood floor, door to under the stairs cupboard and one single radiator.

From the Entrance Hall a door opens into the

### SPACIOUS LOUNGE

19'7" x 11'7"

With uPVC double glazed French doors opening onto the front garden with uPVC double glazed panels to either side, feature Minster style fireplace with coal effect living flame gas fire on a matching hearth, uPVC double glazed windows to the rear elevation provide this room with its light and spacious aspect. Cornice to ceiling with matching centre rose, two radiators, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

### MODERN FITTED KITCHEN

12'9" x 10'1"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel 1 1/2 bowl sink unit with mixer tap, four ring gas hob with fan assisted electric oven beneath, extractor in stainless steel and glazed canopy above, integrated fridge freezer, integrated dishwasher and an integrated washing machine. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the rear elevation and a uPVC double glazed rear entrance door.

From the kitchen through to the

### DINING ROOM

14'0" x 10'4"

With two uPVC double glazed windows to the rear elevation, inset spotlight fittings to the ceiling, two single radiators, one TV point and a tiled floor.

From the Entrance Hall a door opens to

### BEDROOM FIVE /STUDY

8'9" x 9'8"

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Entrance Hall a door opens to the

### DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising pedestal wash basin and low flush WC, uPVC double glazed window to the front elevation, one single radiator and a tiled floor.

From the Entrance Hall a spindled staircase leads to a

### HALF LANDING

With uPVC double glazed window to the front elevation and further stairs leading to the

### GALLERIED LANDING

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet. Door to cupboards providing useful storage facilities, access to loft.

From the Landing a door opens into the

### MASTER BEDROOM

11'8" x 14'5"

This double bedroom has uPVC double glazed windows to the front elevation, one single radiator and a laminate wood floor.

From the Master Bedroom a door opens to

### EN SUITE SHOWER ROOM

With modern white three piece suite comprising pedestal wash basin, low flush WVC and a shower cubicle with shower unit. The en suite is fully tiled including the floor and has a uPVC double glazed window to the rear elevation and one single radiator.

From the Master Bedroom a door opens to

### DRESSING ROOM

With uPVC double glazed window to the rear elevation, hanging rails, fitted shelves, one single radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM FOUR

8'6" x 10'3"

With uPVC double glazed window to the rear elevation, one single radiator and a laminate wood floor.

From the Landing a door opens to the

### BATHROOM

with modern white three piece suite comprising hand wash basin in vanity unit with cupboards beneath, low flush WVC and panelled bath with shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation, one single radiator.

From the Landing a door opens to

### BEDROOM THREE

11'1" x 9'7"

With uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO

13'9" max x 7'8" max

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

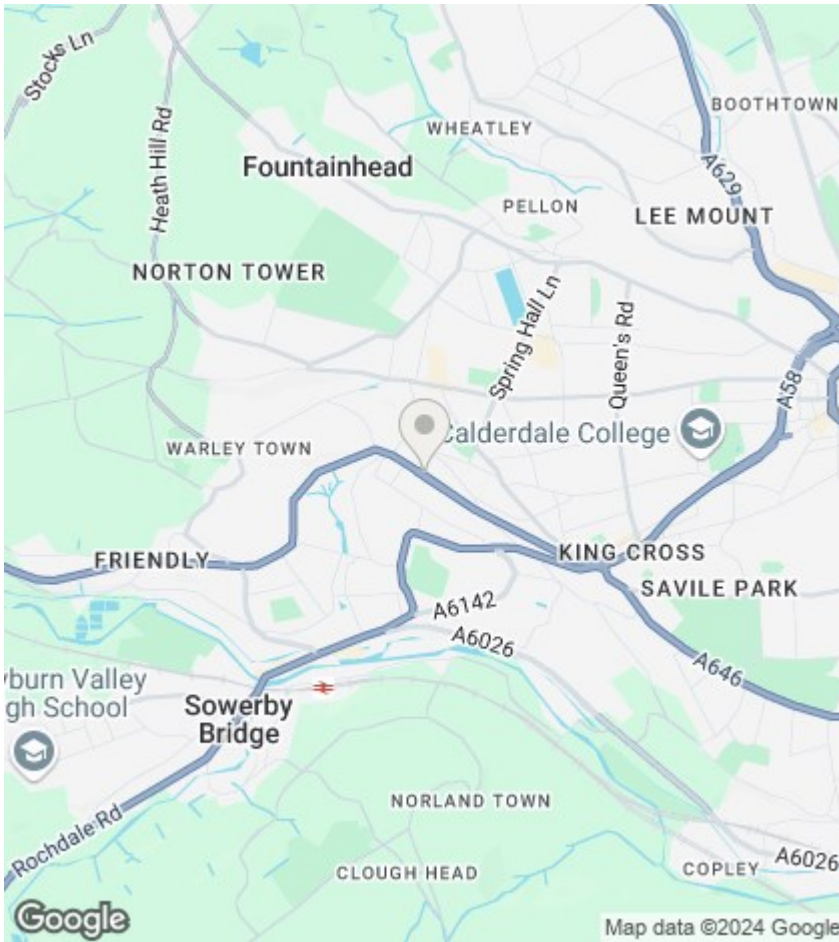
### DOUBLE GARAGE/ GAMES ROOM

20'1" x 16'11"

The integral double garage has been converted into a playroom/games room. It has inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation, housing the Ideal Logik combination boiler, power and light, a tiled floor and uPVC double glazed front entrance door.

### EXTERNAL

To the front of the property there is a block paved drive with parking facilities, steps leading to the front door, There is an enclosed lawned garden. To one side of the property there is a flagged path leading to the rear of the property where there is a flagged patio area with mature shrubs and conifers. To the remaining side of the property there is a flagged path and side garden with mature trees and shrubs.



### Directions

SAT NAV HX2 7LL

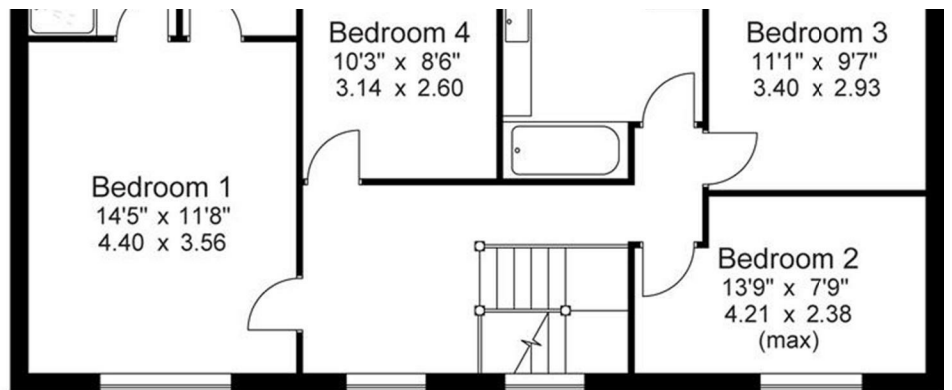
### Viewings

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

### EPC Rating:

C

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



First Floor

