



24 The Gardens, Heath Road, Halifax, HX1 2PL

Offers Over £425,000

- : Highly Desirable Location
- : 2 Reception Rooms & A Conservatory
- : Office With Shower Room
- : Gardens
- : Realistically Priced
- : Attractive Family Home
- : 5 Bedrooms (one with en suite)
- : Detached Double Garage
- : Close To Outstanding Schools
- : Viewing Essential

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Situated in this highly desirable and much sought after residential location lies this detached family home providing extremely attractive and unique 5 bedroomed accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, two reception rooms, Conservatory, modern fitted kitchen, utility room, five bedrooms (one with en suite), family bathrooms, office with shower room, detached double garage, gardens, uPVC double glazing and gas central heating. This period residence provides excellent access to Halifax town centre and the trans-Pennine road and rail networks linking the business centres of Manchester and Leeds. The property also provides easy access to the local amenities of Savile Park and Skircoat Green including outstanding schools. Very rarely does the opportunity arise to purchase a detached period residence in this desirable location and as such an early appointment to view is absolutely essential.



5



3



2



D

Council Tax Band: E



ENTRANCE HALL

With cornice to ceiling and a polished wood floor. From the Entrance Hall a door opens into the

LOUNGE

16'4" into bay x 15'5"

With bay window to the front elevation incorporating uPVC double glazed leaded and stained glass units, feature fireplace with a multi fuel stove on a matching hearth, cornice to ceiling, one radiator, wall mounted TV fittings and a polished wood floor.

From the Entrance Hall a door opens into the

DINING ROOM

14'10" x 13'5"

This spacious dining room has a cornice to ceiling, wall mounted TV fittings, one double radiator and a polished wood floor.

From the Dining Room through to the

CONSERVATORY

10'2" x 9'8"

With uPVC double glazed windows to three elevations providing attractive open views over Well Head. Double uPVC double glazed doors open to the rear garden, polished wood floor.

From the Dining Room a door opens into the

KITCHEN

19'1" x 7'10"

Being fitted with a range of modern wall and base units incorporating granite work surfaces with a single drainer sink unit with telescopic mixer tap, multi-fuel cooking range with splash back and extractor in canopy above, plumbing for a dishwasher. The kitchen has matching granite splash backs with complementing colour scheme to the remaining walls and a breakfast bar, uPVC double glazed windows to the side elevation, laminate wood floor, modern vertical radiator and a uPVC double glazed rear entrance door with window to the side.

From the Kitchen a glass panelled door opens into the

UTILITY ROOM

With single drainer stainless steel sink unit, plumbing for an automatic washing machine and fitted cupboards, and two uPVC double glazed windows to the side elevation. The utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor.

From the Entrance Hall a door opens into

BEDROOM TWO

14'1" x 11'0" max

With uPVC double glazed window to the rear elevation enjoying far reaching views, cornice to ceiling, built-in wardrobe with cupboards beneath, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

BATHROOM

With three piece suite comprising Victorian style stand alone roll top claw foot bath, pedestal wash basin and low flush WC. The bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, uPVC double glazed leaded and stained glass windows to the side elevation. Double doors to under the stairs cupboard providing useful storage facilities, and one double radiator.

From the Entrance Hall a door opens to

BEDROOM THREE

12'5" x 9'1"

This third double bedroom has a uPVC double glazed leaded and stained window to the front elevation, cornice to ceiling, radiator with cover and a laminate wood floor.

From the Entrance Hall a staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With Velux double glazed skylight window, cupboards for storage. From the Landing a door opens to

BEDROOM ONE

19'9" x 10'8"

With uPVC double glazed window to the front elevation and a Velux skylight window providing this room with its light and spacious aspect, doors to under the eaves storage. Door to walk-in cupboard providing wardrobe facilities, laminate wood floor, and one radiator.

From the Bedroom a door opens to the

EN SUITE BATHROOM

With white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The en suite is fully tiled including the floor and has a Velux double glazed skylight window.

From the Landing a door opens to

BEDROOM FOUR

11'6" x 11'3"

With uPVC double glazed French doors opening onto a Juliet balcony enjoying superb panoramic views, one radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FIVE

14'4" x 6'1"

With two Velux double glazed skylight windows, fitted carpet and one double radiator.

From the rear of the property there is a uPVC double glazed door opening into the

OFFICE

16'6" max x 10'0" max

With uPVC double glazed windows to the rear elevation, inset spotlight fittings, internet and cable connections, one double radiator and a laminate wood floor.

From the office there is a door to a

SHOWER ROOM

With three piece suite comprising pedestal wash basin, low flush W/C and shower cubicle, uPVC double glazed window to the side elevation, inset spotlight fittings, expel air fan and a chrome heated towel rail/radiator.

GENERAL

The property is constructed of brick and is 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 E

EXTERNAL

To the front of the property there is a garden with path leading to the front entrance door. To one side of the property there is a shared block paved drive leading to the rear of the property with a block paved parking area and double garage.

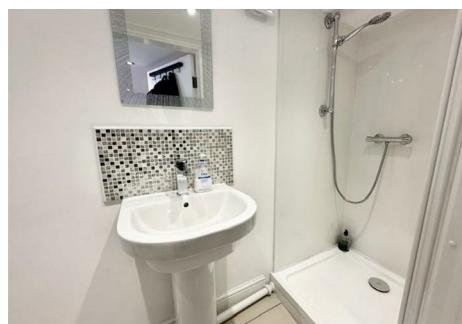
DOUBLE GARAGE

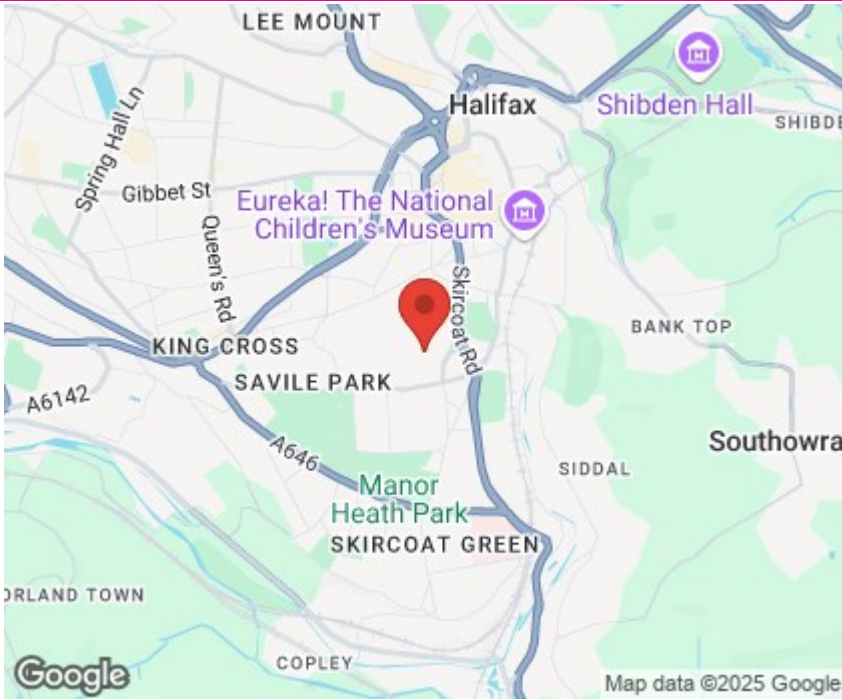
18'2" x 22'0"

With power and light and electric up and over door.

To the rear of the property there is a terraced garden with shrubs, plants, lawned area and children's play area.







Directions

SAT NAV HX1 2PL

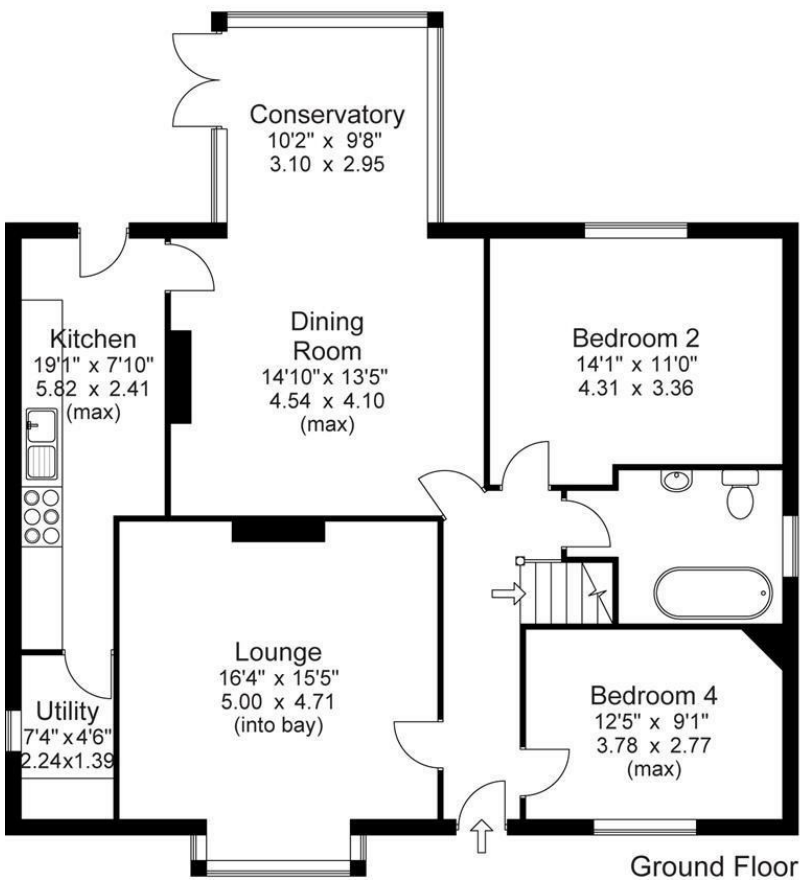
Viewings

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

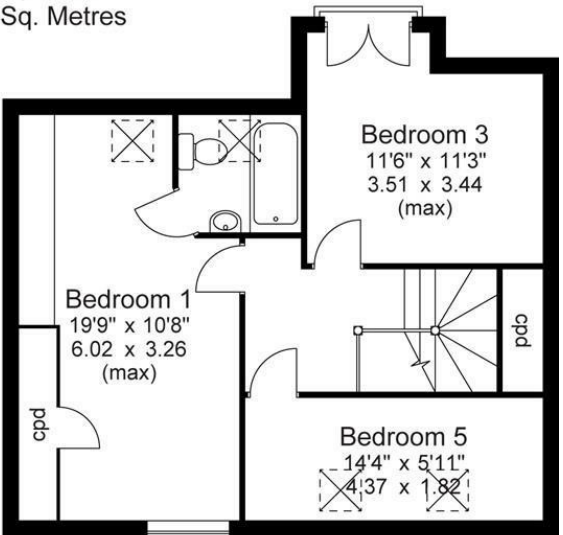
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

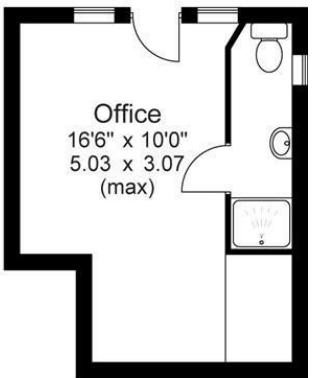
Approx Gross Floor Area = 1898 Sq. Feet
= 176.3 Sq. Metres



Ground Floor



First Floor



Lower Ground Floor

For illustrative purposes only. Not to scale.