



7 Dean Wood View, Halifax, HX3 OTW

Offers Over £250,000

- : Desirable & Convenient location
- : 3 Good Sized Bedrooms
- : Conservatory
- : Close To Outstanding Schools
- : Realistically Priced
- : Attractive Accommodation
- : 2 Reception Rooms
- : Modern Kitchen & Bathroom
- : Large Tiered Garden & Panoramic Views
- : Viewing Essential



## 7 Dean Wood View, Halifax HX3 0TW

Situated in the charming area of Dean Wood View, Copley, Halifax, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly community.

As you approach the house, you will be greeted by its attractive exterior, which reflects a sense of character and charm. Inside, the layout is thoughtfully designed to maximise space and functionality. The living areas are bright and airy, providing a perfect setting for relaxation or entertaining guests. The kitchen is well-equipped and the bedrooms are generously sized, offering a peaceful retreat at the end of a busy day. Natural light floods through the windows, creating a serene environment. The bathroom is modern and well-appointed, ensuring comfort and convenience for all residents.

The outdoor space is equally appealing, with a garden that offers a lovely area for outdoor activities or simply enjoying the fresh air. This property is ideally located, with local amenities, schools, and parks within easy reach, making it a practical choice for everyday living.

In summary, this house in Dean Wood View, Halifax, is a wonderful opportunity for anyone looking to create lasting memories in a delightful setting. With its charming features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



3



1



2



D

Council Tax Band: C



### ENTRANCE HALL

With a laminate wood floor, and one double radiator. Door to

### DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising hand wash basin with mixer tap and low flush WC, uPVC double glazed window to the front elevation and a tiled floor.

From the Entrance Hall a glass panelled door opens into the

### LOUNGE

16'6" into bay window x 11'1"

With angular bay window to the front elevation enjoying attractive views over Dean Wood, feature fireplace incorporating multi fuel stove on a matching hearth, one TV point, two radiators and a wood floor.

From the Lounge double glass panelled doors open into the

### DINING ROOM

11'1" x 7'0"

With a wood floor and one radiator. From the Dining Room uPVC double glazed doors open into the

### CONSERVATORY

11'1" x 9'10"

With uPVC double glazed windows to three elevations, and a door opening onto the rear garden, laminate wood floor, a tall modern radiator, and one TV point.

From the Dining Room a glass panelled door opens into the

### KITCHEN

9'5" x 9'4"

This attractive modern kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a 1 1/2 bowl sink unit with telescopic mixer tap, electric induction hob with extractor in canopy above and Bosch integrated microwave and fan assisted electric oven and grill, plumbing for washing machine. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and uPVC double glazed windows to the rear and side elevations providing a light and spacious aspect, Worcester combination boiler, one single radiator and a wood floor, uPVC double glazed side entrance door.

From the Kitchen a door opens to an under stairs pantry with fitted shelves providing excellent storage facilities and a uPVC double glazed window to the side elevation.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, access to roof space and a fitted carpet.

From the Landing a door opens to

### BEDROOM THREE

9'4" x 9'4"

This third double bedroom has uPVC double glazed windows to the rear elevation enjoying an attractive garden outlook, built-in cupboards providing useful storage facilities, one double radiator and a laminate wood floor.

From the Landing a door opens to

### BEDROOM ONE

12'8" x 11'2" narrowing to 9'5"

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, built-in wardrobes to one wall, one double radiator, and a laminate wood floor.

From the Landing a door opens into

### BEDROOM TWO

10'9" into bay window x 11'2"

With an angular bay window to the front elevation incorporating uPVC double glazed units and enjoying views over North Dean Wood, one double radiator and wood floor.

From the Landing a door opens to

### BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with rainfall shower unit. The bathroom is fully tiled including the floor, it has a uPVC double glazed window to the front elevation, and a chrome heated towel rail/radiator.

### 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

### EXTERNAL

To the front of the property there is a terraced garden with a south facing block paved patio area and steps leading to the front entrance door. To the side of the property there is a path leading to the side entrance door. To the rear of the property there is a large landscaped, tiered garden with flagged patio areas, a lawn, decked area with summer house and garden shed.

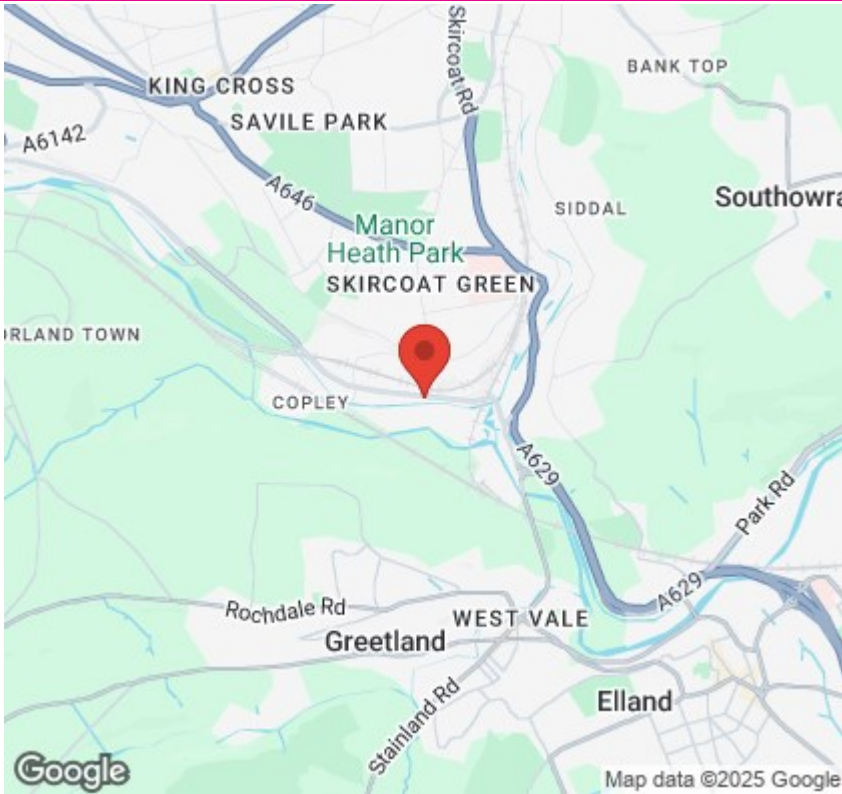












### Directions

SAT NAV HX3 OTW

### Viewings

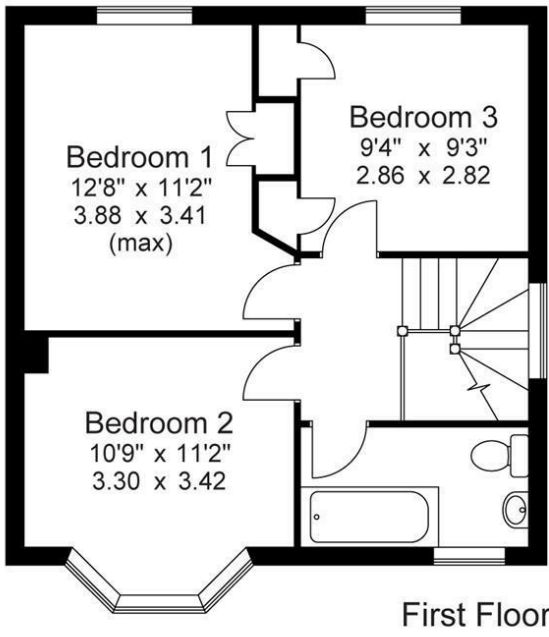
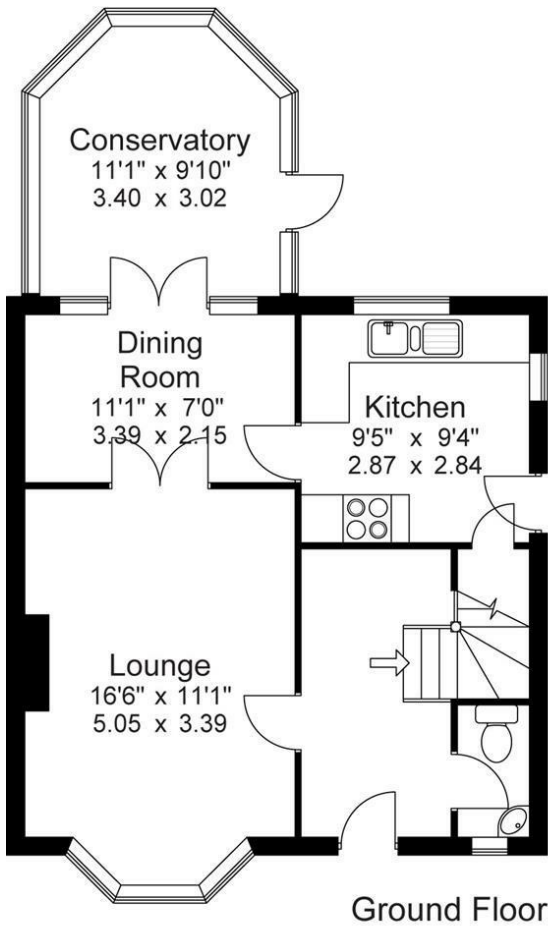
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 1037 Sq. Feet  
= 96.4 Sq. Metres



For illustrative purposes only. Not to scale.