



5 West Royd Villas, Halifax, HX1 3LS

Offers In The Region Of £400,000

- : Superb Period Residence
- : Popular & Convenient Location
- : 3 Reception Rooms
- : Modern Kitchen & Bathrooms
- : Realistically Priced
- : Spacious Family Home
- : Easy Access to Outstanding Schools
- : 4 Bedrooms + Study Room
- : Easy Access to Halifax Town Centre
- : Viewing Essential

5 West Royd Villas, Halifax HX1 3LS

Situated in this extremely convenient residential location lies this substantial Victorian semi-detached residence providing four bedroomed family accommodation. Just step inside this spacious family home and you cannot fail to be impressed by the spacious accommodation provided which has retained many period features. The property briefly comprises an entrance hall, two receptions rooms, a modern fully fitted dining kitchen, basement cellars, four double bedrooms, one with en suite shower room, study, gardens off road parking, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of King Cross as well as easy access to Halifax town centre and 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 spacious home in this location and an early appointment to view is essential to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

With cornice to ceiling, matching delph rack, built-in cupboards providing coat hanging facilities, uPVC double glazed window to the side elevation and uPVC double glazed door, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

LOUNGE

13'6" x 17'10"

This spacious reception room has an angular bay window to the front elevation incorporating uPVC double glazed units, feature marble fireplace with coal effect living flame gas fire on a matching hearth, ornate cornice and plaster work to the ceiling with matching centre rose, one double radiator and a wood floor.

From the Entrance Hall a door opens into the

SITTING ROOM

13'5" x 14'5"

With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect, feature marble fireplace with mantle piece and hearth and coal effect living flame gas fire, cornice to ceiling with matching picture rail and centre rose, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

FULLY FITTED DINING KITCHEN

19'4" x 12'4"

This dining kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces, single bowl sink unit with telescopic mixer tap, multi-fuel cooking range with extractor in stainless steel and glazed canopy above, plumbing for an automatic washing machine, integrated dishwasher and an American style fridge freezer. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, two uPVC double glazed windows to the rear elevation, one double radiator and a uPVC double glazed rear entrance door.

From the Dining Kitchen a door opens to cellar head with steps leading down to the

BASEMENT CELLAR

Providing useful storage facilities and has power and light.

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

FIRST FLOOR LANDING

With cornice to ceiling, dado rail with panelling beneath, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE 3.47m x 2.60m

11'4" x 8'6"

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

From the Bedroom a door opens to

EN SUITE BATHROOM

With modern white three piece suite comprising stand alone bath with external mixer shower tap, hand wash basin with mixer tap in vanity unit and low flush WC. This attractive modern en suite is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the rear elevation, heated towel rail/radiator.

From the Landing a door opens into the

SHOWER ROOM

With modern white three piece suite comprising low flush WC, hand wash basin with mixer tap in vanity unit and large walk-in shower cubicle with rainfall and hand held shower units. The shower room is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the side elevation, and a heated towel rail/radiator.

From the Landing a door opens into

BEDROOM TWO

13'4" x 14'6"

With uPVC double glazed windows to the front and side elevations providing a light and spacious aspect fitted bedroom furniture to two walls including wardrobes, cupboards and fitted drawers, cornice to ceiling with matching picture rail, one TV point, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

13'8" x 17'10"

This spacious double bedroom has a bay window to the front elevation incorporating uPVC double glazed units, built-in bedroom furniture including wardrobes, bridging units, cupboards and drawers, dressing table with drawers to either side, cornice to ceiling with matching picture rail, one double radiator and a fitted carpet.

From the Landing a spindled staircase with fitted carpet leads to the

SECOND FLOOR LANDING

With Velux double glazed skylight window, double doors open to under the eaves storage. Door to Study Room

BEDROOM FOUR

13'1" x 8'10"

With uPVC double glazed window to the side elevation, built-in wardrobes, one double radiator and a fitted carpet.

From the Landing a door opens to

STUDY ROOM

5'11" x 12'10"

With Velux double glazed skylight window, and one double radiator.

GENERAL

The property is constructed of stone and surmounted with a blue slate 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 block paved area providing off road parking for four vehicles, there is a path to the side which continues to the rear. To the rear of the property there is an enclosed block paved area with storage and an external water supply.







Directions

SAT NAV HX1

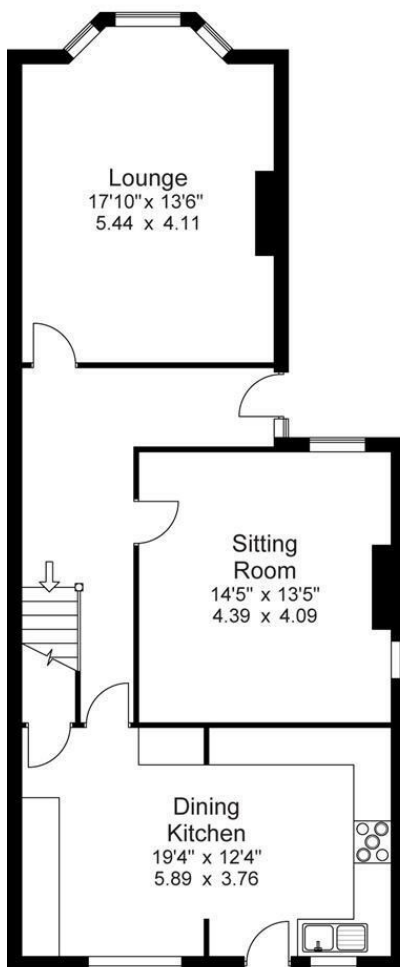
Viewings

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

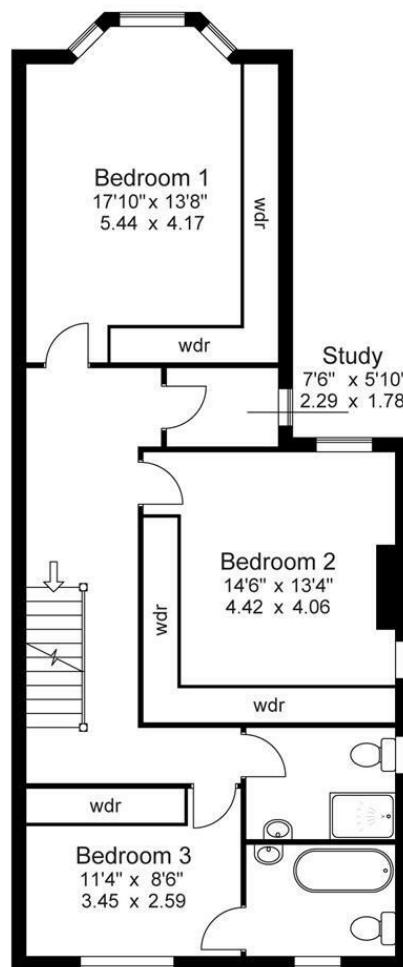
EPC Rating:

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

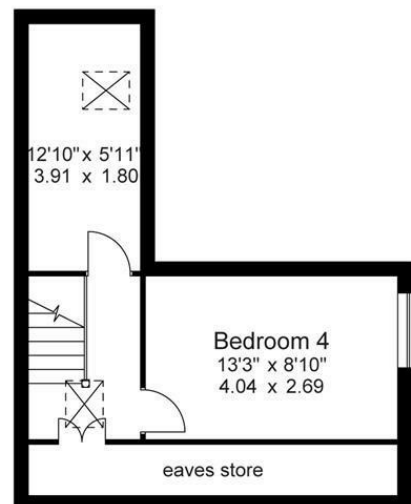
Approx Gross Floor Area = 1906 Sq. Feet
= 177.1 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.