



30 Heath Lea, Well Head, Halifax, HX1 2BX

Offers Over £395,000

- : Highly Desirable Residential Location
- : 2 Bathrooms
- : Modern Kitchen
- : Easy Access To Halifax Town Centre
- : Realistically Priced
- : 3 Double Bedrooms
- : Open Plan Lounge & Dining Area
- : Integral Double Garage
- : Gardens To 3 Sides
- : Viewing Essential

30 Heath Lea, Halifax HX1 2BX

Situated in this highly desirable and much sought after residential location, lies this three bedroomed detached bungalow providing deceptively spacious accommodation. Although the property requires some cosmetic attention, which is reflected in the asking price, it has the benefit of modern bathrooms, a modern kitchen and a large double garage with an electric door. The property briefly comprises an entrance hall, open plan lounge and dining area, modern fitted kitchen, three double bedrooms (master with walk-in wardrobe and en suite shower room) , modern bathroom, utility room, double garage, gardens, uPVC double glazing and gas central heating. The property enjoys an extremely convenient and popular residential location providing excellent access to Halifax town centre, the local amenities of Savile Park, including outstanding schools, as well as easy access to the trans-Pennine road and rail network linking Manchester and Leeds. This south facing property has gardens to 3 sides and a driveway providing off road parking as well as providing access to the integral garage. An early appointment to view is strongly recommended.



3



2



2



D

Council Tax Band: E



ENTRANCE HALL

With laminate wood floor, one double radiator, door to cupboard providing useful storage facilities. A sliding door opens to a

SMALL UTILITY ROOM

With plumbing for an automatic washing machine, part tiled with complementing colour to the remaining walls and a laminate wood floor, uPVC double glazed window to the front elevation, and one double radiator.

From the Entrance Hall a door opens into the

LOUNGE

12'5" x 16'8"

With uPVC double glazed windows to the front elevation, wall mounted TV fittings, inset spotlight fittings to the ceiling, one double radiator and a laminate wood floor.

From the Lounge through to the

DINING AREA

9'8" x 10'7"

With uPVC double glazed patio doors opening onto the flagged patio garden, inset spotlight fittings to the ceiling, one double radiator and a laminate wood floor.

From the Dining Area through to the

MODERN FULLY FITTED KITCHEN

9'4" x 13'9"

Being fitted with a range of modern wall and base units incorporating matching work surfaces, with a stainless steel single drainer sink unit with mixer tap, five ring gas hob with extractor in canopy above, fan assisted electric oven and grill, integrated microwave combination oven and integrated

dishwasher. The kitchen is tiled to two walls with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a matching tiled floor, uPVC double glazed rear entrance door opens onto the rear garden, uPVC double glazed window to the rear elevation.

From the Kitchen a door opens into the Entrance Hall. From the Entrance Hall a door opens to

BEDROOM THREE

16'11" x 8'2"

This third double bedroom has uPVC double glazed windows to the rear and side elevations, inset spotlight fittings to the ceiling, a laminate wood floor and one double radiator.

From the Hall a door opens into

BEDROOM TWO

10'5" x 16'11"

With uPVC double glazed windows to the rear and side elevations this second double bedroom has inset spotlight fittings to the ceiling, a laminate wood floor and one double radiator.

From the Hall a door opens into the

BATHROOM

With modern white three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush W/C and a walk-in shower cubicle with hand held and rainfall shower units. This attractive modern bathroom is fully tiled with a panelled ceiling with inset spotlight fittings, a matching floor, uPVC double glazed window to the side elevation, extractor fan, heated towel rail/radiator and door to cupboard with fitted shelves providing useful storage facilities.

From the Hall a door opens into

BEDROOM ONE

14'7" x 14'9" including en suite

This master bedroom has uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling, a laminate wood floor and one double radiator. Door to cupboard providing useful storage facilities, door to

WALK-IN WARDROBE

9'11" x 3'11"

With hanging rails, fitted shelves and a matching floor.

From the Bedroom a door opens to

EN SUITE SHOWER ROOM

With modern white three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and a walk-in shower cubicle with rainfall and pencil shower units. The en suite is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, extractor fan, and a modern vertical radiator.

GENERAL

The property is constructed of artificial stone and has 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

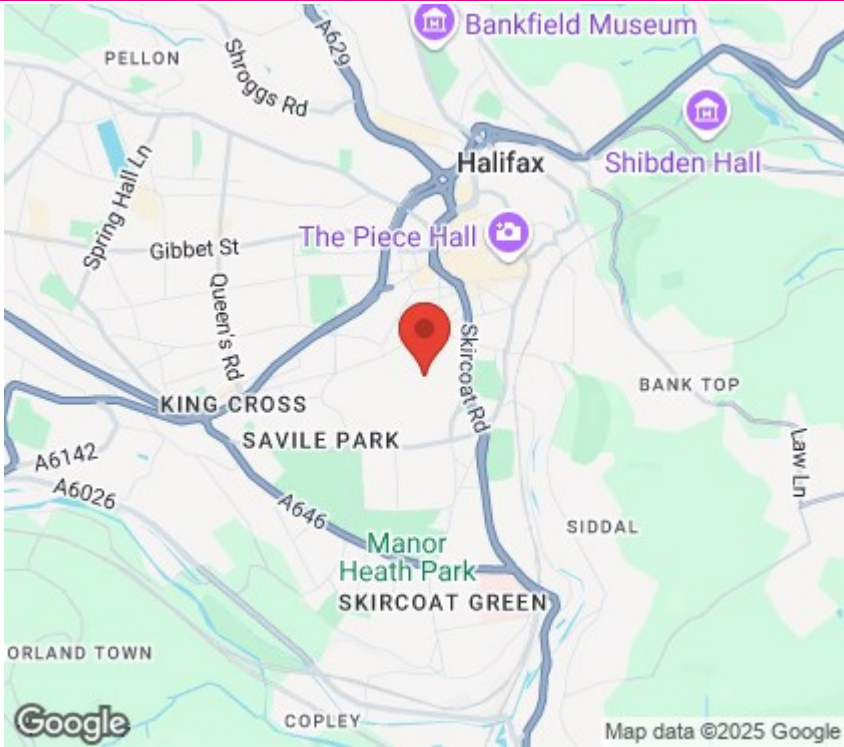
To the front of the property there is a tarmacked drive providing off road parking and access to the

LARGE DOUBLE GARAGE 7.38m x 5.67m With an electric roller shutter door. This spacious double garage could be converted into further living accommodation subject to relevant planning permission. The garage houses the central heating boiler and has power and light. There is a lawned garden with steps to the front entrance door.

To the side of the property there is a further garden with lawn and flagged patio area. To the rear of the property there is a flagged patio area with raised flower bed with mature plants and shrubs to the remaining side of the property there is a path.







Directions

SAT NAV HX1 2BX

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) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 = 1218 Sq. Feet
(exc. Garage) = 113.2 Sq. Metres



For illustrative purposes only. Not to scale.