



Woodlands, 44 Newlands Road, Warley, Halifax, HX2 7RE

Offers In The Region Of £525,000

- : Deceptively Spacious Detached Family Home
- : Attractive Accommodation
- : Spacious Modern Kitchen & Utility Room
- : Modern Bathroom & Downstairs Cloakroom
- : South Facing Garden
- : Highly Desirable Location
- : 3 Reception Rooms & 4 Bedrooms
- : Integral Double Garage & Parking For Numerous Vehicles
- : Easy Access to Halifax Town Centre & M62
- : Viewing Essential

44 Newlands Road, Halifax HX2 7RE

Situated in this highly desirable and much sought-after semi-rural location lies this individually designed and built five-bedroom detached family home, providing extremely attractive and spacious accommodation.

Just step inside this delightful property, and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, spacious lounge, snug, dining room, modern fully fitted spacious kitchen, utility room, integral double garage, downstairs cloakroom, four bedrooms, family bathroom, gardens, UPVC double glazing, and gas central heating.

The property provides easy access to Halifax Town Centre and the local amenities of Warley, Norton Tower, and Highroad Well, as well as easy access to the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

This residence is not just a house; it is a place where memories can be made. The surrounding area of Halifax offers a rich tapestry of local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this property is a wonderful opportunity for those seeking a new home. Don't miss the chance to make this charming house your own.



Council Tax Band: E



ENTRANCE HALL

UPVC double glazed French doors open into the entrance hall with UPVC glazed floor-to-ceiling windows to either side. One double radiator, and a fitted carpet. Spindled staircase leads to the first-floor accommodation.

From the entrance hall double doors open to the

LOUNGE

17'6" into bay x 17'10"

The spacious sitting room has an angular bay window to the front elevation with UPVC double glazed units and enjoys an attractive garden outlook. Feature fireplace with a modern living flame electric fire to the chimney breast. One TV point, two double radiators, and a fitted carpet.

From the lounge double doors open into the

SNUG

11'5" x 10'9"

With UPVC double glazed windows to the rear and side elevations, two double radiators, and a fitted carpet.

From the snug door opens into the

SPACIOUS KITCHEN

17'10" max x 16'5"

This delightful kitchen is fully fitted with a range of modern wall and base units, incorporating matching granite work surfaces with a stainless steel single drainer one and a half bowl sink unit with mixer tap. Range Master dual fuel cooking range with extractor in stainless steel canopy above with matching splashback. Integrated dishwasher, integrated microwave, integrated fridge and integrated freezer. This modern spacious kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls with a matching tiled floor. UPVC double glazed window to the rear elevation and a UPVC double glazed side entrance door with matching side panel. Door to cloaks cupboard providing useful storage facilities.

From the kitchen door opens into the

UTILITY ROOM

7'8" x 8'8"

With fitted wall and base units incorporating matching work

surfaces with a stainless steel single drainer one and a half bowl sink unit with mixer tap, plumbing for an automatic washing machine, power points, and space for a tumble dryer. Baxi combination boiler. The utility room is partially tiled with complementing colour scheme to the remaining walls. Inset spotlight fittings to the ceiling, tiled floor, and one single radiator. UPVC double glazed windows to the side elevations.

From the utility room door opens into the

INTEGRAL DOUBLE GARAGE

16'4" x 19'4"

This spacious double garage has an electric up-and-over door, power and light. uPVC double glazed window to the side elevation

From the entrance hall door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite incorporating hand wash basin and low flush WC. The cloakroom is half tiled with complementing colour scheme to the remaining walls and a matching tiled floor. One single radiator.

From the entrance hall door opens to

BEDROOM FOUR

12'4" x 7'10"

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

From the entrance hall door opens to the

DINING ROOM / BEDROOM 5

10'10" x 12'10"

With UPVC double glazed window to the front elevation enjoying an attractive garden outlook, one double radiator, and a fitted carpet.

From the entrance hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

A spindled staircase with fitted carpet leads to the first-floor landing with access to loft space, and a fitted carpet.

From the first floor landing door opens to

BEDROOM ONE

13'6" x 13'4"

This double bedroom has a UPVC double glazed window to the front elevation enjoying an attractive garden outlook, one double radiator, one TV point, and a fitted carpet.

Double mirror doors open into a

WALK IN WARDROBE

14'9" x 3'7"

Providing excellent hanging and storage facilities.

Double doors open into the

STORE ROOM

10'3" x 5'9"

Providing excellent storage facilities with access to further under the eaves storage.

From the landing door opens to

BEDROOM THREE

11'10" x 7'11"

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

From the landing door opens to the

FAMILY BATHROOM

With modern white four-piece suite incorporating hand wash basin with mixer tap and low flush VVC in vanity unit, panel bath with mixer shower tap, and a walk-in shower cubicle with rainfall and handheld shower units. This attractive bathroom is fully tiled, including the floor, and has a UPVC double glazed window to the rear elevation. Chrome heated towel rail/radiator.

From the landing door opens to

BEDROOM TWO

11'4" x 10'7"

This second double bedroom has UPVC double glazed windows to the side and rear elevations, one double radiator, and a fitted carpet.

GENERAL

The property is constructed of stone and brick and is surmounted with a tiled roof. It has the benefit of all main 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 south-facing lawned garden with mature plants and shrubs and a stone-flagged patio area. There is a tarmac drive which continues to the side of the property, providing off-road parking for numerous vehicles and leading to the block-paved area to the rear of the property, providing off-road parking for numerous vehicles and also giving access to the integral double garage. There is a carport, a decked patio, and a rockery garden with mature plants and shrubs. To the remaining side of the property there is a path.







Directions
SAT NAV HX2 7RE

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	



For illustrative purposes only. Not to scale.