



93 Heath Lea, Well Head, Halifax, HX1 2DA

Offers Over £425,000

- : Highly Desirable Residential Location
- : Open Plan Modern Fitted Kitchen, Dining Room and Family Room
- : Cinema Room and Office
- : Integral Garage
- : No upward chain
- : Extended Four bedroomed Detached Family Home
- : Downstairs Cloakroom
- : 4 Bedrooms & 2 bathrooms
- : Easy Access To Halifax Town Centre
- : Realistically Priced & Viewing Essential

93 Heath Lea, Halifax HX1 2DA

Just step inside this extended four bedroom detached residence and you cannot fail to be impressed by the attractive and spacious accommodation provided by this delightful family home.

The property briefly comprises an entrance hall, downstairs cloakroom, lounge, open plan modern fully fitted kitchen dining room and family room, four bedrooms 2 bathrooms, cinema room and office, integral garage, gardens, gas central heating and uPVC double glazing,

Situated in this highly desirable and much sought-after residential location, the property provides easy access to Halifax Town Centre and excellent transport links via the trans Pennine road and rail network, connecting the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase such a quality home in this sought after area, and as such an early appointment to view is strongly recommended.



Council Tax Band: E



ENTRANCE HALL

Front entrance door opens into a welcoming hallway with a tiled floor, UPVC double glazed window to the front elevation and stairs leading to the first floor accommodation.

From the entrance hall door opens to the

DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising hand wash basin set into vanity unit with mixer tap and low flush W/C. Chrome heated towel rail, UPVC double glazed window to the front elevation and tiled flooring with under floor heating.

From the entrance hall through to the

OPEN PLAN KITCHEN DINING AREA & FAMILY ROOM

MODERN FULLY FITTED KITCHEN

17'7" (max) x 11'3"

This superb modern, fully fitted kitchen is fitted with a range of modern wall and base units with matching work surfaces incorporating a stainless steel sink unit with mixer tap. Neff induction hob with extractor hood above, Neff fan-assisted electric oven and grill, warming draw, integrated fridge/freezer, integrated dishwasher and integrated microwave combination oven. This delightful kitchen has a central island unit, inset spotlights to the ceiling, tiled flooring with under floor heating, and bi-folding aluminium double glazed doors opening onto the south-facing rear garden.

From the kitchen through to the

DINING AREA

12'5" x 8'9"

With inset ceiling spotlights, fitted carpet and access through to the.

FAMILY ROOM

13'7" x 11'1"

A light and spacious reception room with UPVC double glazed windows to three elevations, enjoying an attractive outlook over the rear garden. Double radiator, wall-mounted TV fittings and fitted carpet.

From the dining area double doors open to

LOUNGE

16'4" x 12'0"

With uPVC double glazed window to the front elevation. Cornice to ceiling, one double radiator and a fitted carpet.

From the kitchen door opens to stairs leading to the

LOWER GROUND FLOOR

Stairs from the kitchen lead to the lower ground floor with

fitted carpet, useful storage cupboard and a side entrance door.

From the lower ground hall door opens to the

CINEMA ROOM

16'2" x 11'5"

UPVC double glazed window to the front elevation, inset ceiling spotlights, central heating radiator and fitted carpet.

From the cinema room through to the

OFFICE

9'11" x 8'11"

Fitted with built-in desk, shelving and cupboards to two walls, inset ceiling spotlights, modern vertical radiator and fitted carpet.

From the cinema room door opens to a

CLOAKROOM

With modern two-piece suite comprising hand wash basin and low flush W/C.

From the hall door opens to the

INTEGRAL GARAGE

26'4" x 8'5"

With an up-and-over door, power and light. The integral garage houses the Ideal Logic combination boiler and provides excellent storage facilities.

from the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With access to insulated loft, fitted carpet and useful storage cupboard.

from the landing door opens to

BEDROOM ONE

13'4" (into wardrobes) x 11'10"

This double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes to one wall, single radiator and fitted carpet.

From the bedroom door opens to the

EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising hand wash basin set into vanity unit, low flush W/C and large walk-in shower cubicle with rainfall shower. Fully tiled walls and floor in natural stone travertine, chrome heated towel rail, inset mirror and UPVC double glazed window to the front elevation and under floor heating.

From the landing door opens to

BEDROOM TWO

11'11" x 8'10"

A second double bedroom with built-in wardrobes to one wall, UPVC double glazed window to the rear elevation, single radiator and fitted carpet.

From the landing door opens to

BEDROOM THREE

8'9" x 8'2"

UPVC double glazed window to the rear elevation enjoying garden views, single radiator, inset ceiling spotlights and fitted carpet.

From the landing door opens to

BEDROOM FOUR

8'9" x 6'1"

UPVC double glazed window to the rear elevation with garden outlook, single radiator and fitted carpet.

From the landing door opens to the

FAMILY BATHROOM

Fitted with a modern white three-piece suite comprising panelled bath with mixer shower tap, hand wash basin set into vanity unit and low flush W.C. Fully tiled walls and floor in natural ocean green slate with under floor heating, chrome heated towel rail, extractor fan and UPVC double glazed window to the side elevation.

EXTERNAL

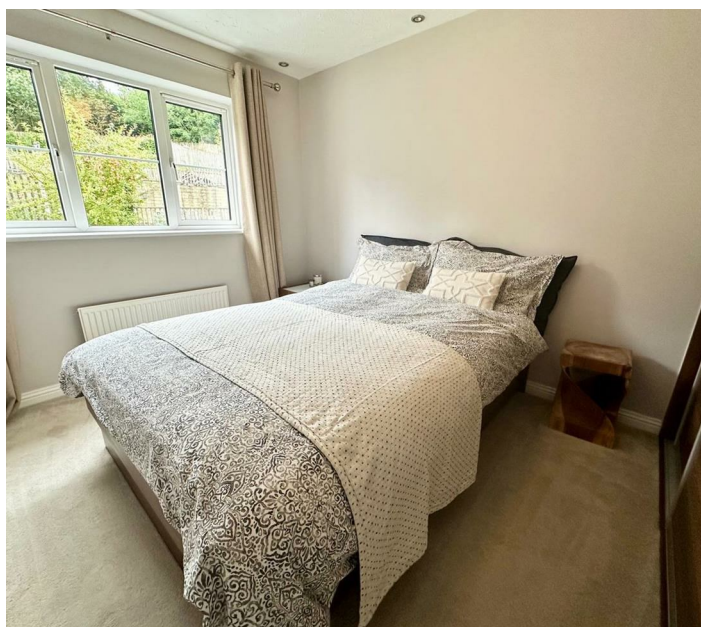
To the front of the property there are two block-paved driveways providing off-road parking, one leading to the integral garage. Steps lead up to the front entrance door. To the rear there is a south-facing garden with patio area and steps up to a lawned garden with mature trees and plants shrubs. A pathway provides access to one side of the property.

GENERAL

The property is constructed of artificial stone beneath a tiled roof and benefits from all mains services gas, water, and electric, UPVC double glazing and gas central heating. The tenure is freehold. Council Tax Band: E.

VIEWING

Strictly by appointment. Please telephone Property@Kemp&Co on 01422 349222.







Directions

SAT NAV HX1 2DA

Viewings

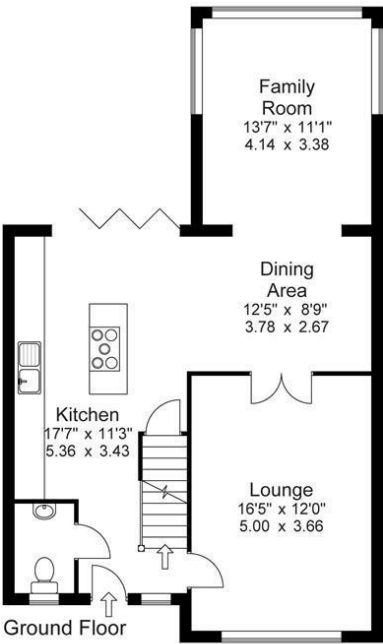
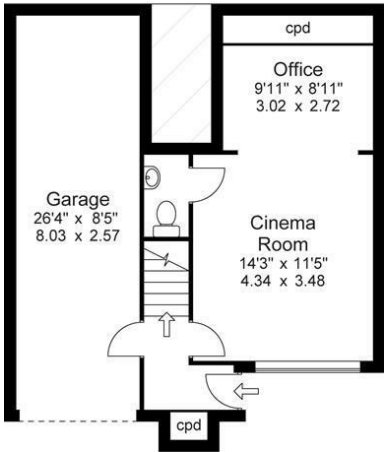
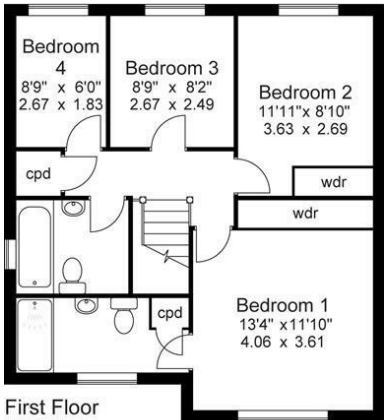
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(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 = 1890 Sq. Feet
= 175.6 Sq. Metres



For illustrative purposes only. Not to scale.