



3 Northfield Gardens City Lane, Wheatley, Halifax, HX3 5LD

Offers Around £425,000

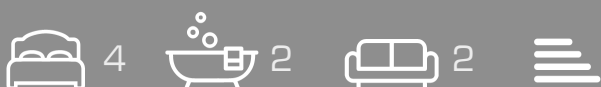
- : Superb Family Home
- : Set In Mature Gardens
- : 4 Bedrooms & 3 Bathrooms
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Popular & Convenient Location
- : 2 Reception Rooms
- : Integral Double Garage
- : Requires Some Cosmetic Attention
- : Viewing Essential

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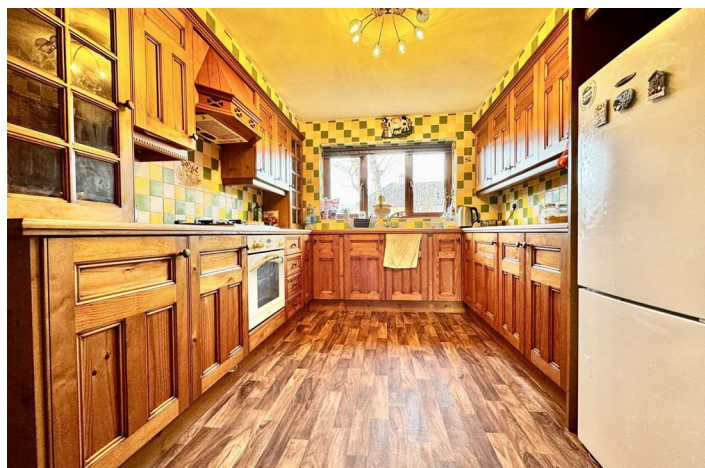
Situated in this extremely popular and convenient residential location lies this modern four-bedroom detached residence, providing ideal family accommodation. The property briefly comprises a spacious entrance hall, downstairs shower room, integral double garage, fitted kitchen, two reception rooms, four double bedrooms (one with en suite), a family bathroom uPVC double glazing and gas central heating and large gardens.

The property provides excellent access to the local amenities of Wheatley, 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. Although the property would benefit from a degree of cosmetic modernisation, this has been reflected within the asking price.

Set within mature gardens, this is an excellent opportunity to acquire a substantial family home in a highly sought-after select and private cul-de-sac location. Very rarely does an opportunity arise to purchase a detached property in this location and as such, early viewing is strongly recommended to avoid disappointment.



Council Tax Band: E



ENTRANCE HALL

Front entrance door opens into a spacious hallway with uPVC double-glazed floor-to-ceiling window to the front elevation. A spindled staircase with fitted carpet leads to the first floor. Understairs storage cupboard and radiator.

From the entrance hall door to the

DOWNSTAIRS SHOWER ROOM

Fitted with a three-piece suite comprising pedestal wash basin, low flush W/C, and large walk-in shower cubicle with Mira electric shower unit. Fully tiled walls and floor, pine panelled ceiling with inset spotlights, uPVC double-glazed window to the front elevation, and chrome heated towel rail/radiator.

From the entrance hall door opens into the

KITCHEN

12'9" x 9'1"

Fitted with a range of modern wood wall and base units incorporating matching work surfaces and a single drainer sink unit with mixer tap. Five-ring gas hob with extractor canopy above and electric oven and grill beneath. The kitchen is fully tiled and has a uPVC double-glazed window to the rear elevation enjoying an attractive garden outlook.

Doorway leads through to a useful UTILITY / PANTRY, with plumbing for an automatic washing machine and fitted cupboards providing excellent storage facilities.

From the kitchen a door opens into the

INTEGRAL DOUBLE GARAGE

16'10" x 16'3"

,With an electric up-and-over door, power and light, uPVC double-glazed window to the rear elevation, Ideal Atlantic central heating boiler, and a rear entrance door.

From the entrance hall door to the

DINING ROOM

12'0" x 9'11"

uPVC double-glazed window to the rear elevation enjoying a pleasant garden aspect, coved ceiling, single radiator, and

fitted carpet.

From the dining room through to the

LOUNGE

22'0" x 11'10"

A spacious and light-filled reception room with uPVC double-glazed French doors opening onto the rear garden and additional uPVC windows to the front elevation. Coved ceiling, wall-mounted TV point, double radiator, and fitted carpet. The lounge can also be accessed from the entrance hall.

From the entrance hall a spindled staircase leads to the

GALLERIED LANDING

With uPVC double glazed window to the front elevation and a fitted carpet.

From the landing door to the

FAMILY BATHROOM

Fitted with a modern white four-piece suite comprising twin hand wash basins with mixer taps, low flush W/C, panelled Jacuzzi bath, and enclosed shower cubicle with rainfall and handheld shower units. Fully tiled walls and floor, uPVC double-glazed window to the front elevation, and chrome heated towel rail.

From the landing door opens to

BEDROOM ONE

12'4" x 12'5"

This double bedroom has a uPVC double-glazed window to the rear elevation with attractive garden outlook. Sliding mirrored doors open to extensive fitted wardrobes running the full length of one wall. Radiator and fitted carpet.

From the landing door to the

EN SUITE SHOWER ROOM

fitted with a white three-piece suite comprising hand wash basin with vanity unit, low flush W/C, and walk-in shower cubicle with Triton shower unit. uPVC window to the side elevation.

From the landing door to

BEDROOM FOUR

12'5" x 12'1" (into wardrobes)

uPVC double-glazed window to the rear elevation enjoying a pleasant garden outlook. Fitted bedroom furniture including wardrobes and bridging units. Single radiator and fitted carpet.

From the landing door to

BEDROOM THREE

12'0" x 9'8"

Presently being used as a study this bedroom has a uPVC double-glazed window to the rear elevation, sliding mirrored wardrobes, single radiator, and fitted carpet

From the landing door opens to

BEDROOM TWO

12'0" x 9'8" (into wardrobes)

This second double bedroom has a uPVC double-glazed window to the front elevation, sliding mirrored wardrobes along one wall providing excellent wardrobe facilities, single radiator, and fitted carpet.

GENERAL

The property is constructed of stone and surmounted by a tiled roof. It has the benefit of all mains services of gas, water, and electricity together with uPVC double glazing and gas-fired central heating. The tenure is freehold, and it is in Council Tax Band E

EXTERNAL

To the front of the property there is a tarmac driveway providing off-road parking for multiple vehicles and providing access to the integral double garage, there is a lawned garden bordered by mature plants and shrubs, and a flagged path leading to the front entrance door.

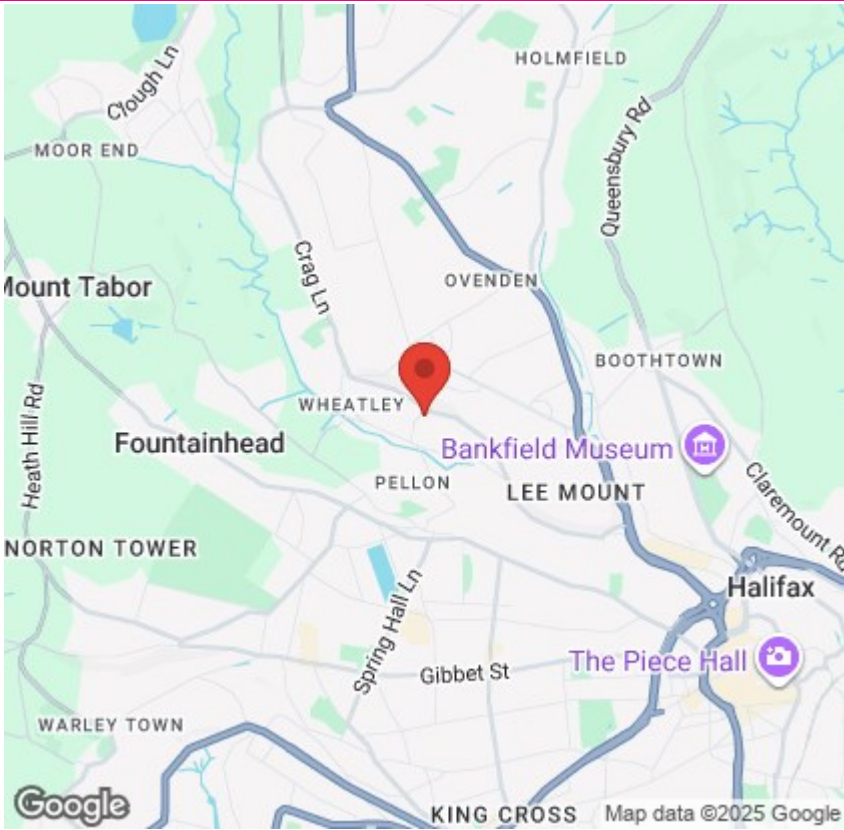
To one side of the property there is a further tarmac area providing additional parking and a flagged pathway leading to the rear.

To the rear there is a flagged patio area and a block-paved terrace with a two-tiered lawned garden containing mature plants, trees, and shrubs. The rear garden can also be accessed directly from the lounge via French doors and from the garage.

To the remaining side of the property there is an additional lawned garden with mature planting and a flagged path.







Directions

SAT NAV HX3 5LD

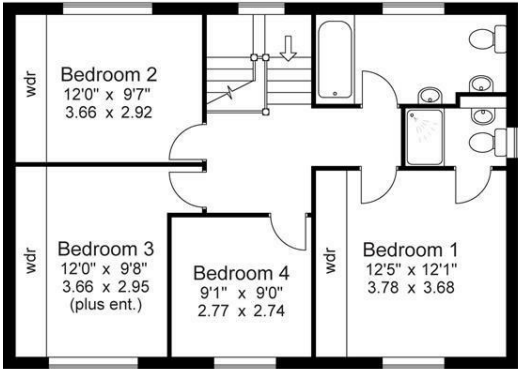
Viewings

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

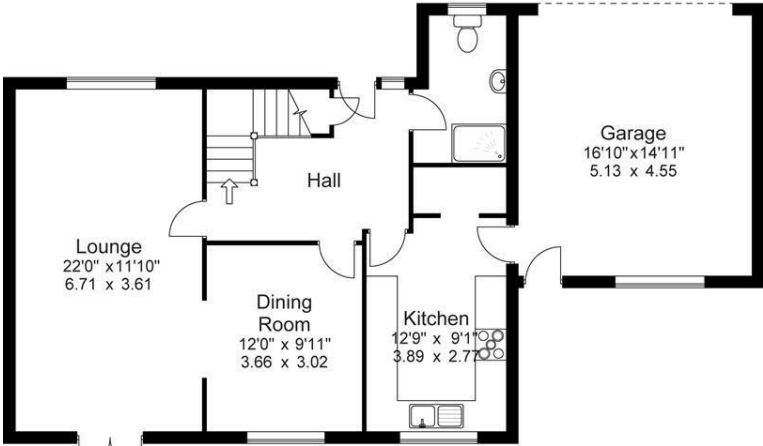
EPC Rating:

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 = 1414 Sq. Feet
(exc. Garage) = 131.4 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.