



2 Whitley Drive, Holmfield, Halifax, HX2 9SJ

Offers Over £399,995

- : Popular & Convenient Location
- : Extended 5 Bedroomed Detached Family Home
- : Open Plan Kitchen Dining & family Room
- : uPVC Tripple Glazing & Underfloor Heating To The Ground Floor
- : Realistically Priced
- : Close To Outstanding Schools inc North Halifax Grammar
- : 3 Bathrooms
- : Detached Garage & Gardens
- : Easy Access to Local Amenities & Halifax
- : Viewing Essential



## 2 Whitley Drive, Halifax HX2 9SJ

Situated in the desirable area of Holmfield, Halifax, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, there is ample room for everyone to enjoy their own private space. This extended property boasts two inviting reception rooms, including a spacious extended open plan kitchen dining & family room providing versatile areas for relaxation and entertainment, whether it be for family gatherings or hosting friends.

The house features three well-appointed bathrooms, ensuring convenience for busy mornings and accommodating guests with ease. The thoughtful layout of the home enhances its appeal, allowing for both privacy and communal living.

For those with vehicles, the property includes a detached garage with further parking on the drive, adding to the convenience of this lovely residence. The property has gardens to three sides which can be accessed by the spacious dining & family room, with the added benefit of a summer house.

This charming home on Whitley Drive is not just a property; it is a place where memories can be made. With its spacious interiors and prime location, it presents an excellent opportunity for anyone looking to invest in a comfortable and stylish living space in this convenient and popular location close to North Halifax Grammar School, and other outstanding local schools.

Viewing is strongly recommended to fully appreciate this delightful residence.



Council Tax Band: E



### ENTRANCE HALL

A welcoming hallway with corniced ceiling, inset spotlight fittings, tiled flooring with underfloor heating and a single radiator. A useful under-stairs storage cupboard provides additional space.

From the entrance hall door to the

### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising a pedestal wash basin and low flush W/C. With a circular UPVC triple glazed window to the front elevation, tiled flooring with underfloor heating and inset spotlight fittings

From the entrance hall door to the

### LOUNGE

10'9" x 15'10"

Featuring a UPVC triple glazed window to the front elevation, a decorative fireplace with wood surround, marble inset and hearth housing a coal-effect living flame gas fire. Finished with corniced ceiling, fitted carpet, a single radiator and TV point.

Double doors open through to the

### OPEN PLAN KITCHEN, DINING & FAMILY ROOM

#### KITCHEN

18'5" x 11'10"

This modern open plan kitchen is fully fitted with a range of modern wall and base units incorporating complementary work surfaces, tiled splashbacks and a single drainer sink with mixer tap. Integrated appliances include a five-ring gas hob with extractor in canopy above, , electric oven and grill, microwave, dishwasher, washing machine, fridge freezer, tumble dryer, a wine rack, and breakfast bar. Corniced ceiling with inset spotlight fittings, tiled flooring with underfloor heating and a double radiator.

From the kitchen through to the

#### DINING AND FAMILY ROOM

24'0" x 15'0"

A superb light-filled extension with UPVC triple glazed windows to the rear and side elevations, French doors opening onto the rear garden and an additional door leading to the side garden. This generous room also features a living flame log-effect gas fire, wall-mounted TV fittings, corniced ceiling with inset spotlights, tiled flooring with underfloor heating, and a door to a useful cupboard with shelving

providing storage for coats and shoes.

From the kitchen a further door leads to a .

### WALK IN PANTRY

With fitted shelves providing excellent storage

From the kitchen a small hall leads to

### BEDROOM FIVE

9'6" x 11'3"

Positioned on the ground floor with a UPVC triple glazed window to the front elevation, inset spotlight fittings, single radiator and fitted carpet.

From the bedroom door opens to an

### EN SUITE SHOWER ROOM

Comprising a modern three-piece suite with pedestal wash basin, low flush W/C and shower cubicle. Partly tiled walls, inset spotlight fittings, tiled flooring, UPVC triple glazed window to the rear elevation, and housing for the Worcester combination boiler.

From the entrance hall stairs with a fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet, access to a fully insulated and partially boarded loft, and a storage cupboard with fitted shelving.

From the landing door to

### FAMILY BATHROOM

Fitted with a modern three-piece suite comprising hand wash basin and low flush W/C set in a vanity unit, and Jacuzzi-style bath with mixer tap. Fully tiled walls and flooring, UPVC triple glazed window to the front elevation, chrome heated towel radiator, panelled ceiling with inset spotlight fittings.

From the landing door to

### BEDROOM ONE

11'3" x 12'9"

A double bedroom with built-in wardrobes and dressing table to one wall, UPVC triple glazed window to the front elevation, single radiator and laminate wood flooring.

From the bedroom door to



### EN SUITE SHOWER ROOM

Comprising a modern three-piece suite with wash basin with mixer tap, low flush VWC and large walk-in shower cubicle with rainfall and handheld shower units. Fully tiled including flooring, with UPVC triple glazed window to the side elevation, chrome heated towel radiator, panelled ceiling with inset spotlight fittings and extractor fan.

From the landing door to

### BEDROOM TWO

10'2" x 11'1"

This second double bedroom has built-in wardrobes with sliding mirrored doors, UPVC triple glazed window to the front elevation, single radiator and laminate wood flooring.

from the landing door to

### BEDROOM THREE

16'5" x 9'6"

A large double bedroom with UPVC triple glazed windows to both the front and rear elevations, providing plenty of natural light. Laminate wood flooring, inset spotlights and a single radiator.

From the landing door to

### BEDROOM FOUR / STUDY

7'3" x 6'11"

Currently used as a home office, this single bedroom is fitted with work surfaces and glass-fronted display cabinets. With UPVC triple glazed window to the rear elevation, single radiator and fitted carpet.

### EXTERNAL DETAILS

To the front of the property is a small lawned garden with a tarmac drive providing off-road parking and access to the detached garage, fitted with an electric door and offering excellent storage. A flagged pathway leads to the front entrance door. To the side there is a further lawned garden with flagged path and a timber summer house and decked area. The garden is mainly laid to lawn with mature plants and shrubs, together with a flagged patio area providing an ideal space for outdoor entertaining which can be accessed from the extended dining & family room

### GENERAL

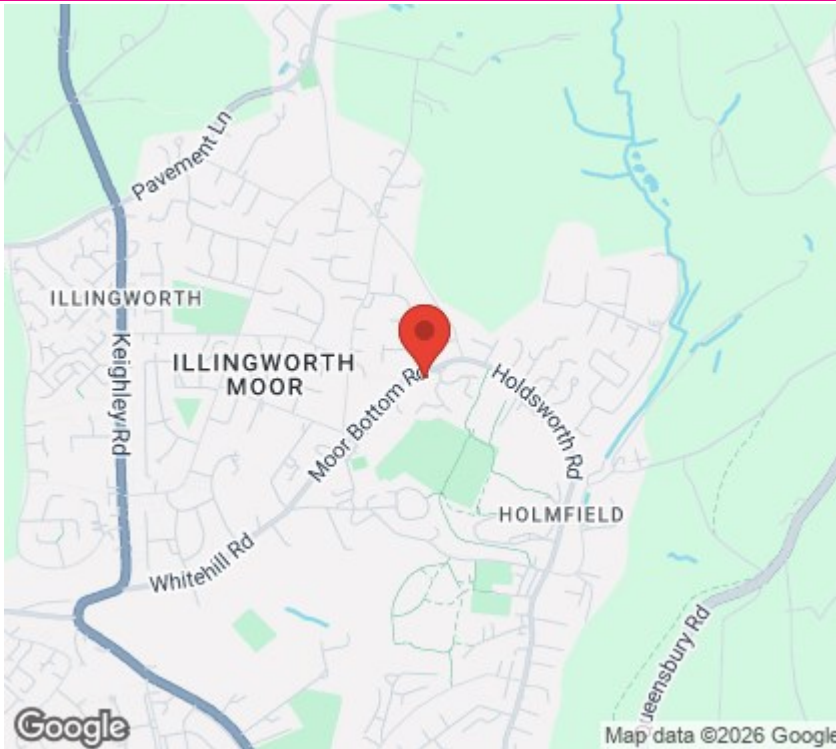
The property has the benefit of all main services, gas water and electric with the added benefit of, UPVC triple glazing, gas central heating, and underfloor heating to the ground floor. It is freehold and falls within Council Tax Band E.











## Directions

SAT NAV HX2 9SJ

## Viewings

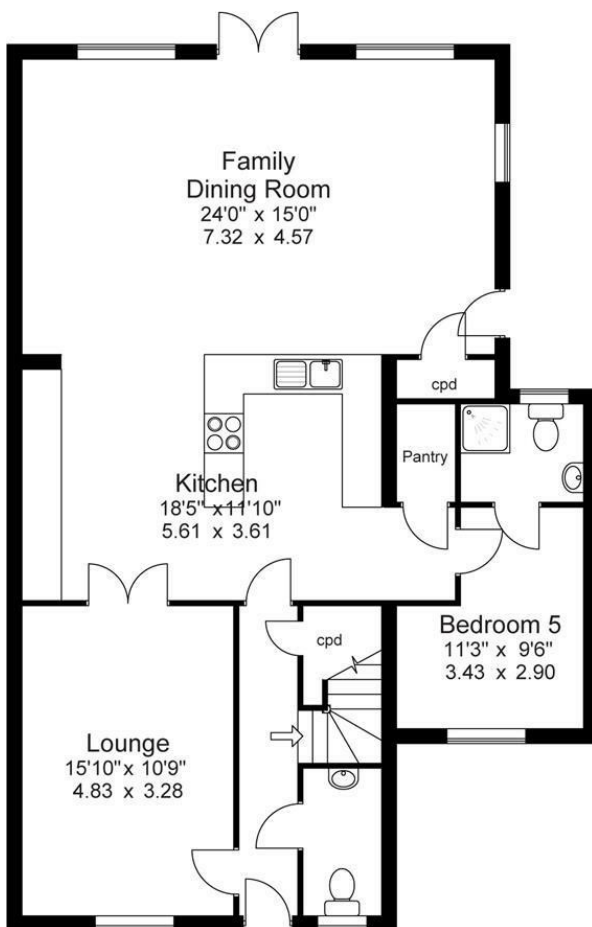
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

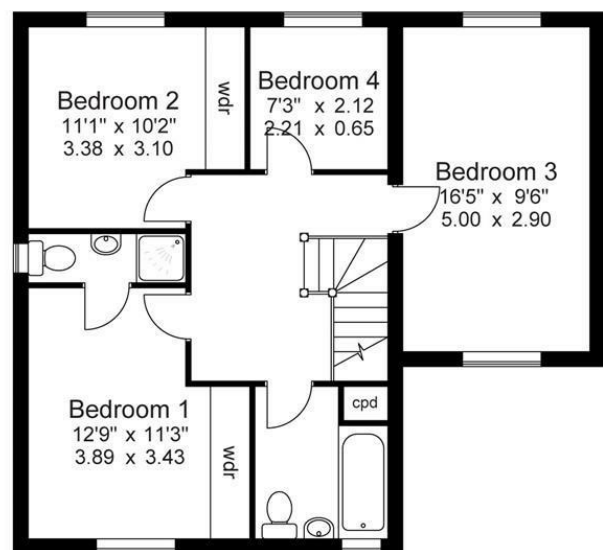
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1670 Sq. Feet  
= 155.2 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.