

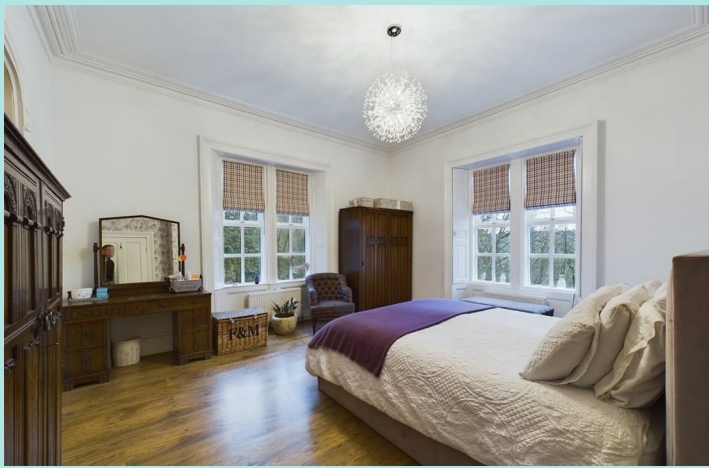


1 Exley House Exley Bank

Halifax, HX3 9LH

£425,000 Freehold





We are delighted to offer for sale this substantial period Victorian semi detached house which is set in a fabulous position, away from the road and surrounded by a small woodland. Step inside and you will appreciate that the property has retained many interesting period features and these have been blended with quality fixtures and fittings throughout, making it an ideal and enviable family home. The accommodation is laid out over three levels and features good sized rooms.

Location

Exley Bank is located just off Huddersfield Road, at the bottom of Salterhebble Hill. Exley House stands on a private gated driveway and is set in a wooded area offering a high degree of privacy. This is a highly convenient location with easy access to the town centre and J24 of the M62 is only 5 minutes' drive away.

Accommodation

There is a large keeping cellar that houses the two central heating boilers. On the ground floor a recessed entrance leads to a stunning large entrance hall with tiled floor and period staircase. The large sitting room to the left has a period marble fireplace with living flame gas fire, coving and ceiling rose. To the other side of the hallway, a large lounge houses a cast iron multi-fuel stove recessed to the chimney. There is a dual aspect with windows at the front and side of the property. The lounge is then open to the dining kitchen which is superbly fitted with a range of modern units, including a central island with breakfast bar. There is space for a Range cooker, an integrated dishwasher and integrated washer/drier. Cloakroom with a period white suite comprising WC and wash hand basin. Inner entrance lobby with access to the cellar. On the first floor the main double bedroom has a dual aspect to the front and side of the property. This large room has storage cupboards and direct access to the bathroom. Second double bedroom to the front of the property with fitted wardrobes and a window seat. Third single bedroom with fitted wardrobes and storage cupboards and pleasant aspect to the front. The bathroom has a four-piece white suite, including freestanding roll top bath, WC, wash hand basin and corner shower cubicle. Good sized landing. On the second floor there is a large occasional bedroom with exposed beams and trusses. Off this is a storeroom/potential study with smaller than usual entrance door.

The property is approached by a private gated driveway which serves the two properties. There are gardens and woodland to the front, side and rear of the property, including patio areas, mature trees, flower bedded areas and a single car garage with light and power. There is then a stunning large elevated decking area, ideal for entertaining



Council tax band: E
EPC rating: E

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.