

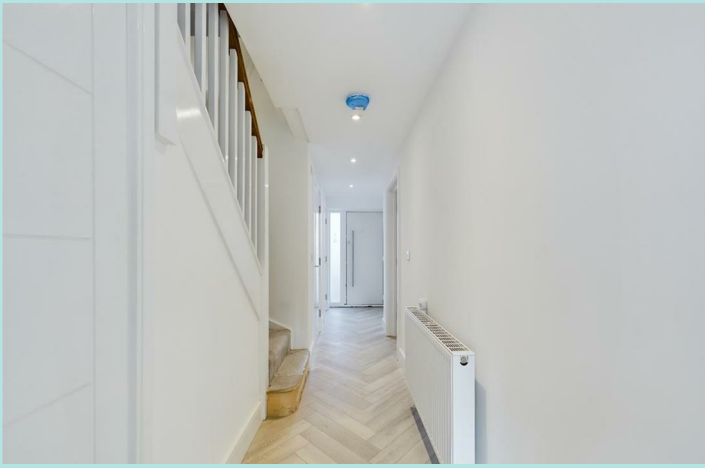


14 Northedge Lane

Hipperholme, Halifax, HX3 8JZ

£435,000 Freehold





We are delighted to offer for sale the first of these two brand new four bedroomed detached homes. The property is now nearing completion and offers a superb layout ideal for the growing family. There is an abundance of high quality fixtures and fittings throughout, together with enclosed gardens to the rear and parking to the front. The property will be issued with an Architects Certificate from Pickles Architecture in Brighouse upon completion.

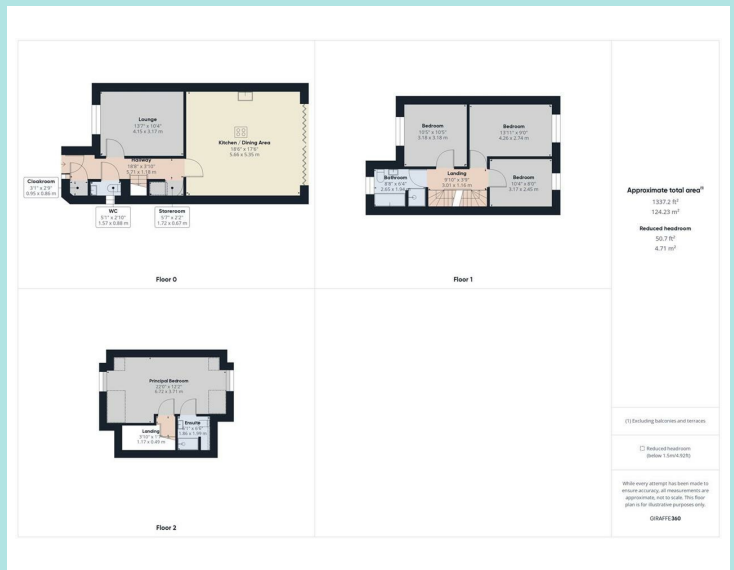
Location

The property stands back from Northedge Lane and is one of two on a private driveway. This is a pleasant residential setting close to highly regarded primary and secondary schools including Lightcliffe C of E Primary School and the private Hipperholme Grammar School. Shops, restaurants and bars are close by within Hipperholme centre and the location is ideal for those needing to commute as it is a short distance from the M62.

Accommodation

There is a good sized entrance hall which has a large cloaks cupboard and a separate second understairs storage cupboard. Cloakroom with a WC and wash hand basin to a vanity unit. Lounge with aspect over the front of the property. Stunning large living/dining kitchen to the rear of the property. This is superbly fitted with a large range of white gloss units, wall units, worktops and splashbacks. The central island has cupboards, drawer units, an electric hob and quartz worktop providing a breakfast bar with two adjoining wine fridges. Other integrated appliances include a split level oven, microwave, large fridge, large freezer and dishwasher. There are spotlights to the ceiling and bifold doors lead to and overlook the rear enclosed gardens. On the first floor there are three bedrooms, two of which are doubles. One is a large single and all have wall wiring for a television. The family bathroom has a four-piece suite comprising WC, wash hand basin to a contemporary vanity unit, bath and shower cubicle together with Rainforest shower head. Fully tiled walls, tiled floor and heated towel rail. On the second floor is the main large bedroom which has a dormer window to both front and rear. There are storage cupboards to the eaves. Ensuite shower room with WC, wash hand basin to a contemporary vanity unit and a large fully tiled shower cubicle with Rainforest shower head. Velux roof light, storage shelving, shaver point and heated towel rail.

To the rear of the property is an enclosed garden with good sized paved patio and lawned area. There is a private path to the left of the property and a shared path with the new adjoining house No.12, to the right hand side. There is a tarmac drive at the front of the property and two off street parking spaces. The drive from Northedge Lane will belong to No.14 but No 10 and 12 will have a right of way over it and share the maintenance of it.



Council tax band: E
 EPC rating: B
 Ground rent: N/A
 Service charge: N/A

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