

# WS

RESIDENTIAL

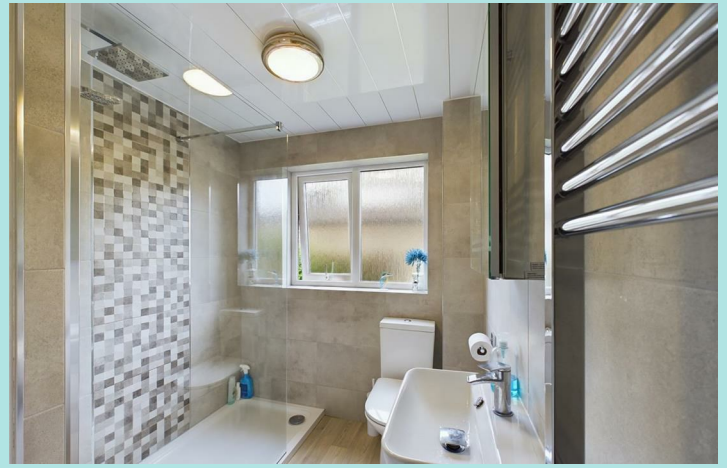


## 3 Windsor Walk

Lightcliffe, Halifax, HX3 8XE

£375,000 Freehold





We are pleased to offer for sale this detached house which provides an ideal family home with four double bedrooms and well planned living accommodation together with quality fixtures and fittings throughout. The property has enclosed private gardens, parking for several cars and a single car garage. There are solar panels, which have generated approximately £1800 over the last 12 months. The accommodation has gas central heating, UPVC double glazing and an alarm system.

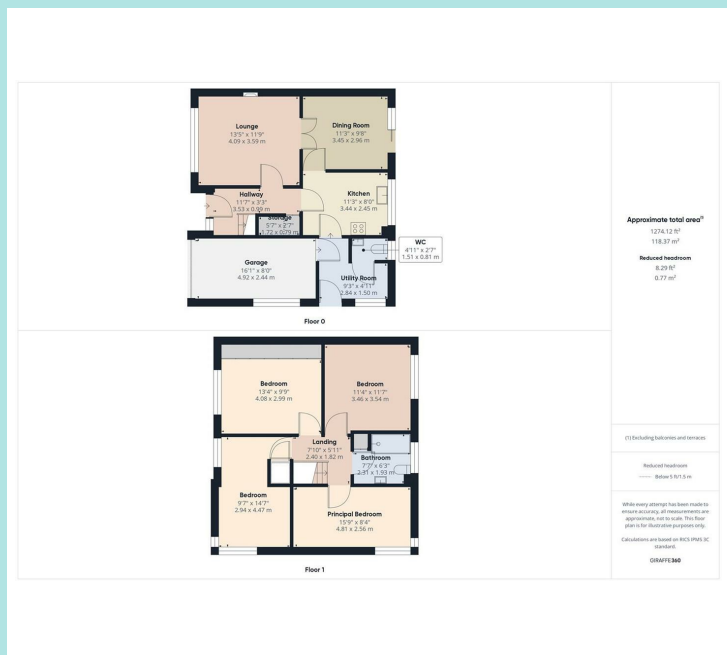
### Location

Windsor Walk is a popular residential cul-de-sac just off Smith House Lane within walking distance of the local schools. Crow Nest Golf club is also close by whilst Brighouse town centre its shops and amenities are a five minute drive away.

### Accommodation

There is a good sized Entrance Hall with modern composite external door, useful storage cupboard and alarm system. The Lounge overlooks the front gardens and has a living flame gas fire and limestone fireplace. Timber and glazed double doors lead to a Dining Room which has patio doors leading to and overlooking the rear gardens. The Kitchen is superbly fitted with the white gloss units and integrated appliances include a gas hob, extractor hood, electric oven, fridge, and dishwasher. There is a useful good sized Utility Room at the side of the property with plumbing for a washing machine worktops sink unit and gas central heating boiler. Side, entrance composite door. Cloakroom with a WC and wash hand basin. On the First Floor there are four Double Bedrooms two of which have a range of fitted wardrobes. Shower Room with a WC, bracketed wash hand basin and large walk-in shower cubicle with rainforest showerhead and complementary fully tiled walls.

At the front of the property is a lawn ,flowerbed and shrub garden. A concrete drive provides two parking spaces at the front and further parking down the side. This also leads to a single car garage. The rear gardens are enclosed with a high degree of privacy , lawn areas, flowerbeds shrubs and paved patio areas.



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

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