



RESIDENTIAL

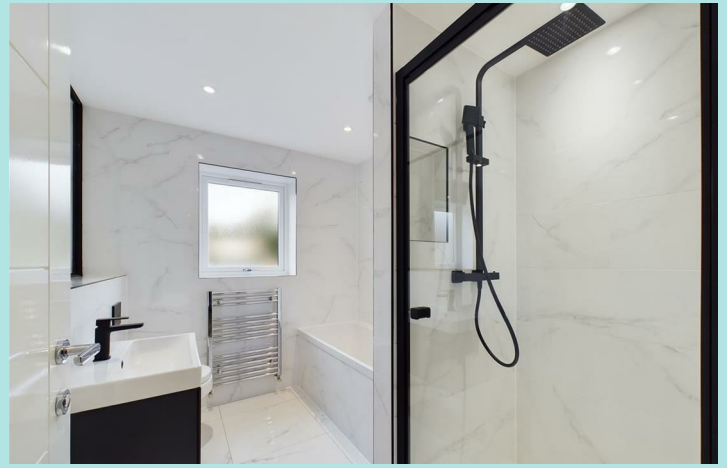


12 Northedge Lane

Hipperholme, Halifax, HX3 8JZ

£430,000 Freehold





We are delighted to offer for sale the second and only remaining one of these two brand-new four bedroom detached houses. The property is now complete and ready for occupation, being ideal for a growing family. Step inside you'll appreciate there is an abundance of high-quality fixtures and fittings throughout together with enclosed gardens to the rear and ample parking at the front. The property will be issued with an Architects Certificate from Pickles Architecture in Brighouse upon completion.

Location

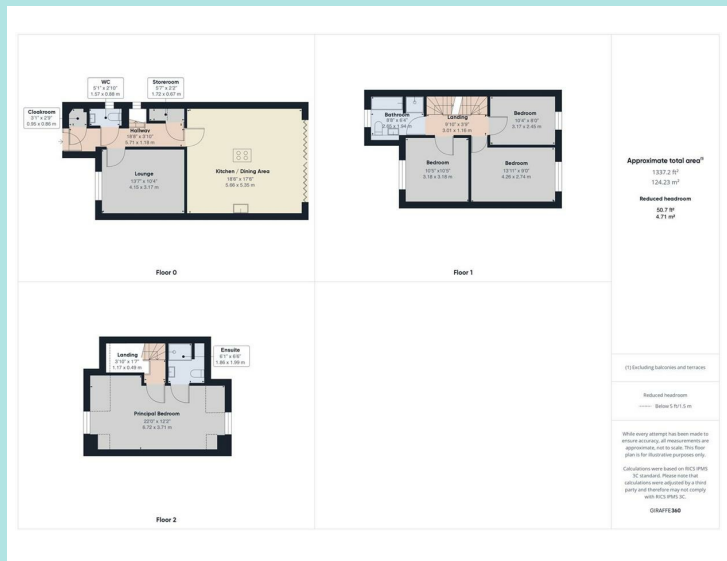
The property stands back from Northedge Lane and is one of two on a private driveway. This is a pleasant residential setting close to the highly regarded primary and secondary schools including Lightcliffe C of E primary school and the private Hipperholme Grammar school. Shops, restaurants and bars are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

Accommodation

There is a good sized Entrance Hall with a large cloaks cupboard and a separate second under-stairs storage cupboard. Cloakroom with WC and wash hand basin set within a vanity unit. Lounge with an aspect to the front of the property. Set to the rear of the property is a stunning, spacious Living/Dining Kitchen which is superbly fitted with a large range of dark grey, gloss fronted units, wall units, worktops and splashbacks. There's a central island with cupboards, drawer units, an electric hob and quartz worktops providing a breakfast bar with two adjoining wine fridges. Other integrated appliances include a split level oven, microwave, fridge freezer and dishwasher. There are spotlights to the ceiling and bi-fold doors lead to, and overlook, the rear garden.

On the first floor there are Three Bedrooms, two of which are doubles. The third is a large single. 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 tile floor and a heated towel rail. On the second floor is the Principal Bedroom which has dormer windows to both the front and rear giving a dual aspect. There are storage cupboards to the eaves and an En suite Shower Room with a WC, wash hand basin to a contemporary vanity unit and a fully tiled shower cubicle with rainforest shower head. With a Velux roof light, storage shelving, shaver point and heated towel rail.

To the rear of the property is an enclosed garden with good sized patio and lawn area. There's a private path to the right hand side of the property and a shared path between numbers 12 and 14. A tarmac drive at the front of the property provides off-street parking space for two cars. The driveway from Northedge lane will belong to number 14 but number 10 and number 12 will have a right of way over it and share the maintenance of it.



Council tax band: E
Predicted EPC rating: B

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