



8 Upper Willow Hall

Willowfield, Halifax, HX2 7LN

Guide Price £290,000 Freehold





We are delighted to bring to market this stone built, detached family home positioned in a select development of just five detached residences, set off a cul-de-sac in the sought-after residential location of Willowfield. Available for immediate occupation, the property provides three bedroom accommodation set over two floors and benefits from uPVC double glazing, gas central heating, a conservatory, generous gardens, driveway and garage.

Location

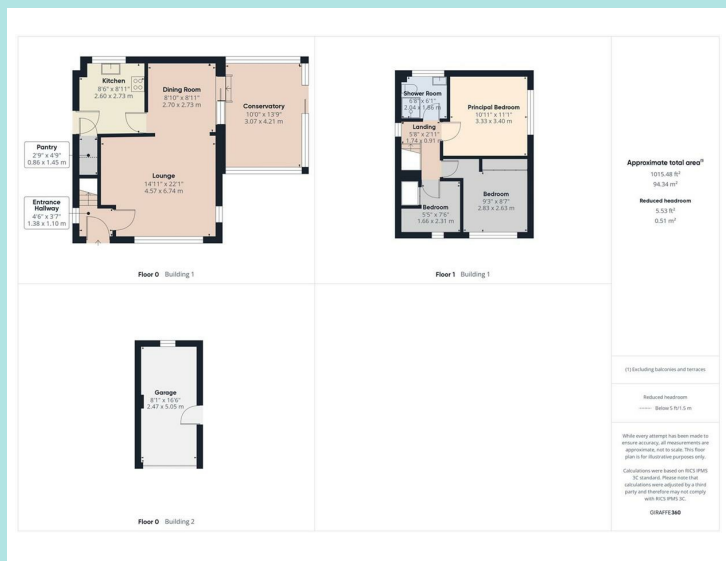
Upper Willow Hall is located just off the A646 Burnley Road, in the sought-after residential location of Willowfield. Having easy access to the centres of both Halifax and Sowerby Bridge, each with a railway station, and good access to the M62 via the A58, this an ideal location for those needing to commute. Crow Wood Park is a short walk away, there is a Sainsbury's Local nearby and highly regarded schools, including The Crossley Heath School and The Gladdings.

Accommodation

A uPVC front door gives access into the entrance hallway with a side window, tall feature radiator and open staircase leading to the first floor. There is a spacious lounge with dual aspect windows allowing ample natural light, and a wall mounted gas fire. The lounge is open to the dining room which has sliding patio doors allowing access into the good sized conservatory. From the conservatory, a further sliding door leads out the patio and garden. Adjacent the dining room is the kitchen, offering potential to create an open plan dining kitchen, subject to obtaining any necessary planning permissions or meeting building regulation requirements. The kitchen benefits from a range of base, wall and drawer units with complementary worktops incorporating a bowl style sink and drainer with mixer tap over, and a four ring gas hob with extractor above. There is an integrated fan assisted electric oven and grill, tiled splashbacks and space for a fridge freezer. In addition, an understairs pantry cupboard provides useful storage and a further uPVC door gives external access to the side of the property. The boiler is situated to the external wall.

Continuing up to the first floor where the principal bedroom has a window overlooking the conservatory and garden, and enjoys fitted bedroom furniture including wardrobes and dressing table with drawers. The adjacent shower room features a modern white suite comprising: low flush WC and wall mounted wash hand basin with a mixer tap. The walk-in shower cubicle has sliding glass doors, there is a panelled radiator, window to the rear elevation, and spotlights. A second double bedroom enjoys a window to the front elevation and a range of fitted wardrobes with louvre style doors. The third bedroom is a single with fitted double cover cupboard over the bulkhead of the stairs. The first floor landing has a window to the side elevation and the loft access hatch.

Externally, access is gained to the property via a tarmac driveway which leads to a single garage, detached from the house but adjoining the neighbours garage, with an up and over door. To the rear of the garage there is a utility area with a base unit incorporating a sink, there is plumbing for a washing machine, power and light. There is a uPVC double glazed window and a side entrance door. To the front of the property there is a lawned garden with borders of mature flowers and shrubs. A pathway leads round to the side garden with a paved patio by the conservatory and a generous lawn which wraps around to the rear. With substantial borders of mature conifers and trees, plants and shrubs including rose bushes and seasonal flowers. To the rear of the garage there is a pebbled area, perfect for bin storage.



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

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