



**61 Wakefield Road**

Hipperholme, HX3 8AQ

**Asking Price £450,000 Freehold**







Built in 2020 by its current owner, this deceptively spacious four-bedroom semi-detached house is finished to the highest of standard and quality throughout. Finished with a bespoke kitchen with integrated Bosch appliances and contemporary bathroom suites.

### Location

Hipperholme is a highly regarded location, conveniently located with excellent access to the M62 motorway network, shops, and well regarded primary and high schools including Lightcliffe C of E Primary School and Hipperholme Grammar School with outstanding Ofsted rating, as well as other amenities. It is within easy reach of both Halifax and Brighouse, each with a railway station and an excellent range of amenities.

### General Information

Access is gained through a composite door into the entrance hallway with wood plank effect tiled flooring benefitting from underfloor heating which continues throughout the entire ground floor and a staircase rising to the first floor. Leading off from the hallway is a spacious lounge which is tastefully decorated with a large bay window letting in lots of natural light. Through to the kitchen/diner which is the real heart of the home. The bespoke kitchen offers a central island with low level lighting and breakfast bar, and a range of modern black wall, drawer and base units with contrasting black Granite worksurfaces incorporating a half bowl stainless-steel sink and drainer with Palma instant boiling water tap. Integrated appliances are all Bosch and include; a oven, top oven/microwave/grill, five-ring hob with extractor over, dishwasher, wine cooler, fridge and freezer. Leading off from the kitchen is a dining space with Bluetooth speaker system and floor to ceiling bi-fold doors which lead out to the rear garden creating the ideal entertainment space.

Finishing off the ground floor accommodation is a WC which is part tiled and comprises a low flush WC and wash-hand basin, a utility room with a range of wall and base units with contrasting worksurfaces, space and plumbing for a washer and dryer and a composite door leading out to the rear garden and a pantry creating the ideal storage space.

Up to the first-floor landing which allows access to two double bedrooms and the house bathroom, and has an open staircase rising to the second floor. The spacious principal bedroom benefits from a contemporary en-suite shower-room which is part tiled with Natural Stone and comprises of a low flush WC, wash-hand basin and a double walk-in rainfall shower, and a walk-in-wardrobe with added built in shelving and storage. To the rear aspect is the second bedroom which benefits from French doors leading out on to a large, terraced balcony with a beautiful outlook over the rear garden. Finishing off the first-floor accommodation is an en-suite bathroom continuing the premium finish with mood lighting, being part tiled with Natural stone and with a low flush WC, his and hers wash-hand basins and a large double ended bath.

Completing the accommodation, the second floor has two bedrooms which are both large doubles with Bluetooth speaker systems, with two Velux windows and eaves storage and a Jack and Jill shower-room which is part tiled and has a contemporary three-piece suite comprising a low flush WC, wash-hand basin and a double walk-in rainfall shower.

To the front of the property is parking for two cars with a double port car charging point, and space for visitors. To the rear is an enclosed garden with stepped Indian sandstone paved terrace and lawn. Benefitting from an outside tap and double electric point.

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



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