



6 Millside Way, Salterhebble, Halifax, HX3 9JU

£435,000

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Occupying a position which gives a feeling of privacy and seclusion whilst still having ready access to amenities, this deceptively spacious detached property offers beautifully presented and generously proportioned 4 bedroomed family accommodation. With uPVC double glazing and gas fired central heating. All bedrooms are of an impressive size with the largest having an en-suite and dressing area with built in furniture. The rest of the accommodation is equally as striking in terms of size and quality with large hallway, lounge, dining room, conservatory, fitted breakfast kitchen and utility. Landscaped and well presented gardens are designed to keep maintenance to a minimum and there is ample parking via a driveway and double garage. Conveniently placed for local amenities and transport networks including the M62 and offering local walks along the nearby Calder and Hebble navigation. Viewing is vital to appreciate this property's pleasant position together with its size and quality of finish.





## GROUND FLOOR:

### Entrance Hallway

A spacious entrance hall having tiling to floor, central heating radiator, ceiling coving, ceiling spotlights and an under stair storage cupboard.

### Lounge

A generous sized lounge positioned to the front of the property and have uPVC bay window, two central heating radiators, ceiling coving, two wall light points, inset ceiling spotlights and an inset contemporary gas fire.

### Cloakroom WC

Furnished with a 2 piece suite comprising of a low flush WC, wash basin and a central heating radiator.

### Dining Room

A well proportioned dining room having ceiling coving, central heating radiator, inset ceiling spotlights and French doors leading into the conservatory. There are also double doors opening to the lounge and a door to the kitchen.

### Conservatory

A generous sized conservatory with UPVC double glazing, tiling to the floor and having French doors opening out onto the rear garden.

### Sitting Room/Study

Positioned to the front of the property and having a uPVC bay window, central heating radiator and ceiling coving.

### Breakfast Kitchen

A modern and generous sized family breakfast kitchen fitted with a contemporary range of matching wall and base units with complementary working surfaces and glass panelled





splashbacks. Built into the kitchen is a breakfast bar seating area and 1 1/2 bowl sink with side and mixer tap. Built-in appliances include a 4 burner gas hob with extractor canopy over, built-in double oven, integrated dishwasher and integrated fridge. A door leads to a useful understairs storage cupboard, UPVC window to the rear and UPVC French doors opening out onto the rear garden. A door leads to the adjoining utility room.

### Utility

Fitted with the range of wall units with working surface, tiled splashbacks and having space and plumbing for an automatic washing machine plus 2 further appliances. With a wall mounted central heating boiler, central heating radiator, extractor and an external door to the side.

### FIRST FLOOR:

#### Landing

With UPVC window to the front, central heating radiator and door leads to built-in storage cupboard.

#### Master Bedroom

A generously proportioned double bedroom having a range of fitted furniture to include wardrobes, bedside cabinets and dressing table with drawers. This room opens to a dressing area which has a continuation of the fitted wardrobes and built-in downlights. With central heating radiator, UPVC window and door leading to the adjoining ensuite bathroom.

#### Ensuite Bathroom

A spacious ensuite with a four piece white suite comprising a low flush WC, wash handbasin set to vanity storage, shower enclosure with thermostatic shower and a large Jacuzzi bath. With tiling to the walls and floor, with a chrome ladder style towel rail, inset ceiling spotlights, extractor and UPVC window.

#### Bedroom 2

Another good size double bedroom positioned to the front of the property and having a UPVC window and central heating radiator.

#### Bedroom 3

Another generous double bedroom having arranged a fitted wardrobes and drawers with a UPVC window to the rear elevation and central heating radiator.

#### Bedroom 4

With central heating radiator and UPVC window to the rear elevation.

#### Family Bathroom

Being fully tiled to the walls and floor and furnished in a four piece white suite comprising a flush WC, pedestal wash hand basin, shower unit with thermostatic shower and panelled bath. Having inset ceiling spotlights, chrome heated towel, extractor and UPVC window.

### OUTSIDE:

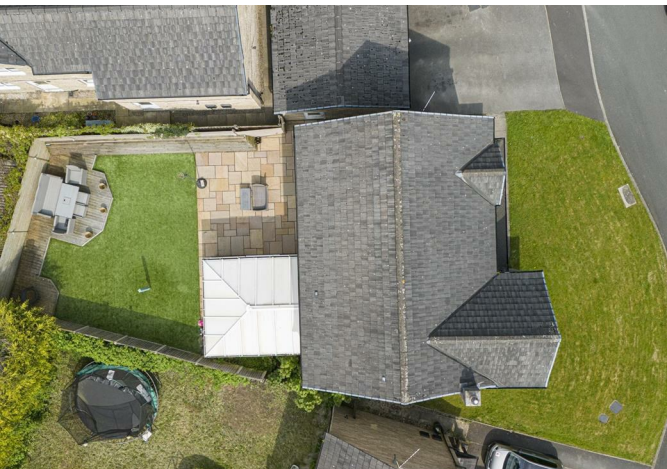
To the front of the property is a lawned garden and double width driveway leading to a detached double garage. The rear garden is level and enclosed and provides a spacious low maintenance garden area with artificial lawn and raised decked seating area.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Halifax via A629 Skircoat Road and continue along this





### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

road becoming Huddersfield Road. After passing Calderdale Royal Hospital follow the road round the bend onto Salterhebble Hill. Turn left onto Rookery Lane at the end bear right onto Bottoms. Take the first left hand turning onto Millside View where the property can be found on the left hand side.

### TENURE:

Leasehold - Term: 999 years from 01/01/2002 / Rent: £100 per annum

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

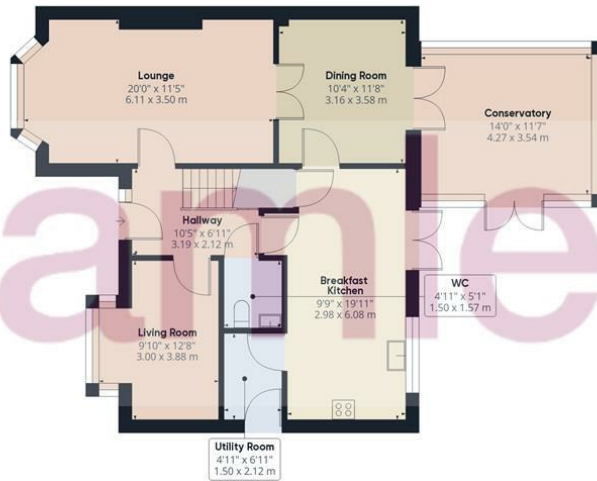
### COUNCIL TAX BAND:

Band E





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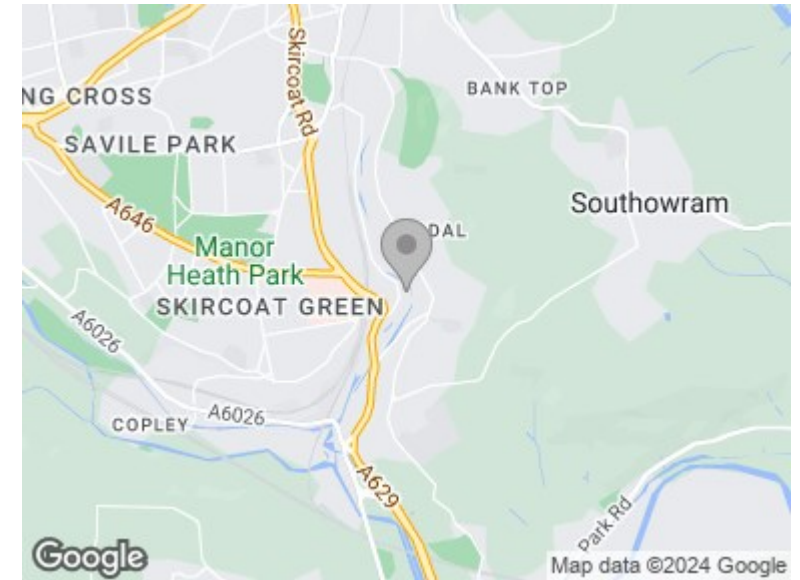


Floor 0

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Floor 1



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	