



176 Heathmoor Park Road, Halifax, HX2 9LP

£350,000

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This modern 4 bedroomed detached property is ideally positioned in the corner of this small cul-de-sac and occupies a generous plot. The property has uPVC double glazing, gas fired central heating and alarm system. Having a beautifully presented family dining kitchen with modern fixtures and fittings together with separate lounge and dining room and a generous conservatory to the rear. With 4 bedrooms to the first floor, the master having an en suite shower room plus a further family bathroom. Externally the property has a large enclosed garden which extends to the side and rear and off road parking provided via driveway leading to double garaging. An early internal inspection is highly recommended.





GROUND FLOOR:

Entrance Hallway

Having wood effect laminate flooring, central heating radiator and staircase rising to the first floor.

Cloakroom WC

Furnished with a 2 piece white suite comprising a low flush WC and pedestal hand wash basin, with central heating radiator and uPVC window.

Lounge

17'1" x 10'11" (5.23 x 3.34)

This generous lounge has double doors which open to the dining room. Having a contemporary electric wall mounted fire, uPVC bay window to the front elevation and a central heating radiator.



Dining Room

9'4" x 10'11" (2.85 x 3.34)

Another good sized reception room having uPVC French doors opening out to the rear garden and central heating radiator.

Dining Kitchen

17'8" x 13'6" (5.39 x 4.12)

This good sized family kitchen diner is fitted with a modern range of matching wall and base units with quartz working surfaces and a stainless steel 1.5 bowl undermount sink with mixer tap and boiling water tap. Built in to the kitchen is an induction hob with electric fan oven beneath with extractor canopy and integrated fridge/freezer and dishwasher. There is also space and plumbing for a washing machine and dryer. The dining kitchen is dual aspect with uPVC windows to both front and rear with wood effect laminate flooring throughout, with contemporary vertical radiator and a useful under stairs storage cupboard. A door leads to the conservatory.





Conservatory

14'7" x 10'6" (4.47 x 3.22)

This generous uPVC conservatory enjoys pleasant views on the generous rear gardens. Having tiled floor and a wall light point with French doors opening onto the rear patio.

FIRST FLOOR:

Landing

Having a loft access point and 2 built in storage cupboards.

Master Bedroom

11'0 x 10'10 (3.35m x 3.30m)

Positioned to the rear of the property and enjoying far reaching views, this double bedroom has a central heating radiator, uPVC window and door leading to the adjoining en suite.

En Suite Shower Room

Having part tiling to the walls, tiling to the floor and furnished with a 3 piece white suite comprising a low flush wc, pedestal hand wash basin and shower cubicle with thermostatic shower. With shaver socket, chrome ladder style heated towel rail and uPVC window.

Bedroom 2

10'0 x 9'2 (3.05m x 2.79m)

A good sized double bedroom positioned to the front of the property and having mirrored sliding wardrobes, uPVC window and central heating radiator.

Bedroom 3

10'4 x 7'0 (3.15m x 2.13m)

A third double bedroom having a uPVC window to the rear elevation and central heating radiator.



Bedroom 4

10'0 x 6'6 (3.05m x 1.98m)

A good sized fourth bedroom, currently presented as a study and having a uPVC window to the front and central heating radiator.

Family Bathroom

This modern family bathroom is furnished with a 3 piece white suite comprising a low flush wc, pedestal hand wash basin and a panelled jacuzzi bath with shower attachment over. The walls are part tiled with a chrome ladder style heated towel rail, shaver socket and uPVC window.

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 the A629 Ovenden Road towards Keighley. Continue straight ahead through 3 sets of traffic lights, through Ovenden and into Illingworth passing Morrisons Supermarket on the left. Proceed up the hill and as the road levels out turn left onto Heathmoor Park Road. The property can be found in the third cul-de-sac on the right hand side upon reaching the more modern development.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

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.







Approximate total area⁽¹⁾
 1290.05 ft²
 119.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

