



7 Mountain View, Holmfield, Halifax, HX2 9SL  
£350,000

**bramleys**

This attractive four-bedroom detached family home is located in the highly regarded Holmfield area. Arranged over two floors, the property offers modern, spacious, and versatile accommodation, presented to an excellent standard throughout, and is ideal for growing families. All bedrooms are doubles, with the master bedroom benefitting from an en-suite shower room. Externally, the home features off-road parking for two vehicles and an enclosed rear garden with decking and artificial lawn. The generous family breakfast kitchen, complete with centre island and French doors to the rear garden, provides an excellent space for everyday living and entertaining. The property is well placed for local schools, amenities, and commuter routes.





## GROUND FLOOR:

### Entrance Hall

Enter via a composite external door to the front, with uPVC side window.

### Lounge

A spacious and well-presented reception room featuring a double glazed window to the front elevation and central heating radiator. The room is complemented by a gas fireplace

### Dining Room

A good-sized dining area with space for a family dining table and chairs. Having wood-effect flooring, central heating radiator and a double glazed window to the side elevation.

### Sitting Room / Bedroom 4

A versatile ground floor room suitable for use as a further reception room or fourth bedroom. Featuring a double glazed window to the front elevation, electric fire and central heating radiator.



### Family Breakfast Kitchen

Extended to the rear, this impressive and spacious kitchen is fitted with an extensive range of modern wall and base units with complementary work surfaces, incorporating an integrated fridge freezer, dishwasher and stainless steel sink with mixer tap. A central island provides an ideal breakfast bar and additional storage. Further features include an integrated oven, five-ring gas hob with extractor over, wood-effect flooring and central heating radiator. Double glazed French doors open directly onto the rear garden, creating an excellent entertaining space.

### Utility Room

A practical utility room fitted with wall and base units, stainless steel sink unit and space and plumbing for appliances. With central heating radiator and having a uPVC external door and double glazed window to the rear elevation.

### Cloakroom WC

Furnished with a low flush WC and wash hand basin. Having wood-effect flooring.





## FIRST FLOOR:

### Landing

Spacious first floor landing with central heating radiator and double glazed window to the side elevation. With 2 storage cupboards.

### Master Bedroom

A generously proportioned master bedroom with a double glazed window to the rear elevation, central heating radiator and fitted wardrobes.

### En Suite Shower Room

Furnished with a modern three-piece suite comprising a low flush WC, wash hand basin set within a vanity unit and walk-in shower enclosure. Finished with tiled walls, central heating radiator and double glazed window to the rear elevation.

### Bedroom 2

A good-sized double bedroom with double glazed window to the front elevation and central heating radiator.

### Bedroom 3

Another spacious double bedroom with double glazed window to the front elevation and central heating radiator.

### Family Bathroom

A modern house bathroom furnished with a white three-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Fully tiled to the walls and benefiting from a double glazed window to the rear elevation and heated towel rail.

### OUTSIDE:

To the front, the property provides off-road parking for two vehicles via a tarmac driveway, together with a small artificial lawned area. To the rear is an enclosed and well-maintained garden featuring artificial lawn, decked seating area and paved patio, ideal for outdoor entertaining.



## 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 and follow the road all the way to Ovenden. Just prior to the traffic lights in Ovenden take a right hand turning onto Shay Lane by the Ron Lee garage. Proceed along Shay Lane following the road around as it becomes Holdsworth Road. Follow the road up the hill passing Holdsworth House and shortly after turn left onto Whitley Drive. Take the first left onto Mountain View where the property can be found on the left hand side and the clearly identified by the Bramleys For Sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band E

## MORTGAGES:

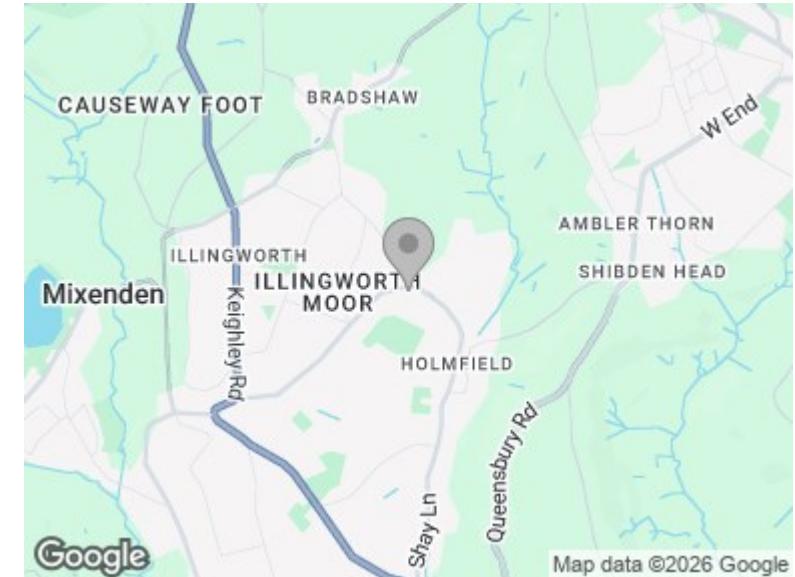
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







#### 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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