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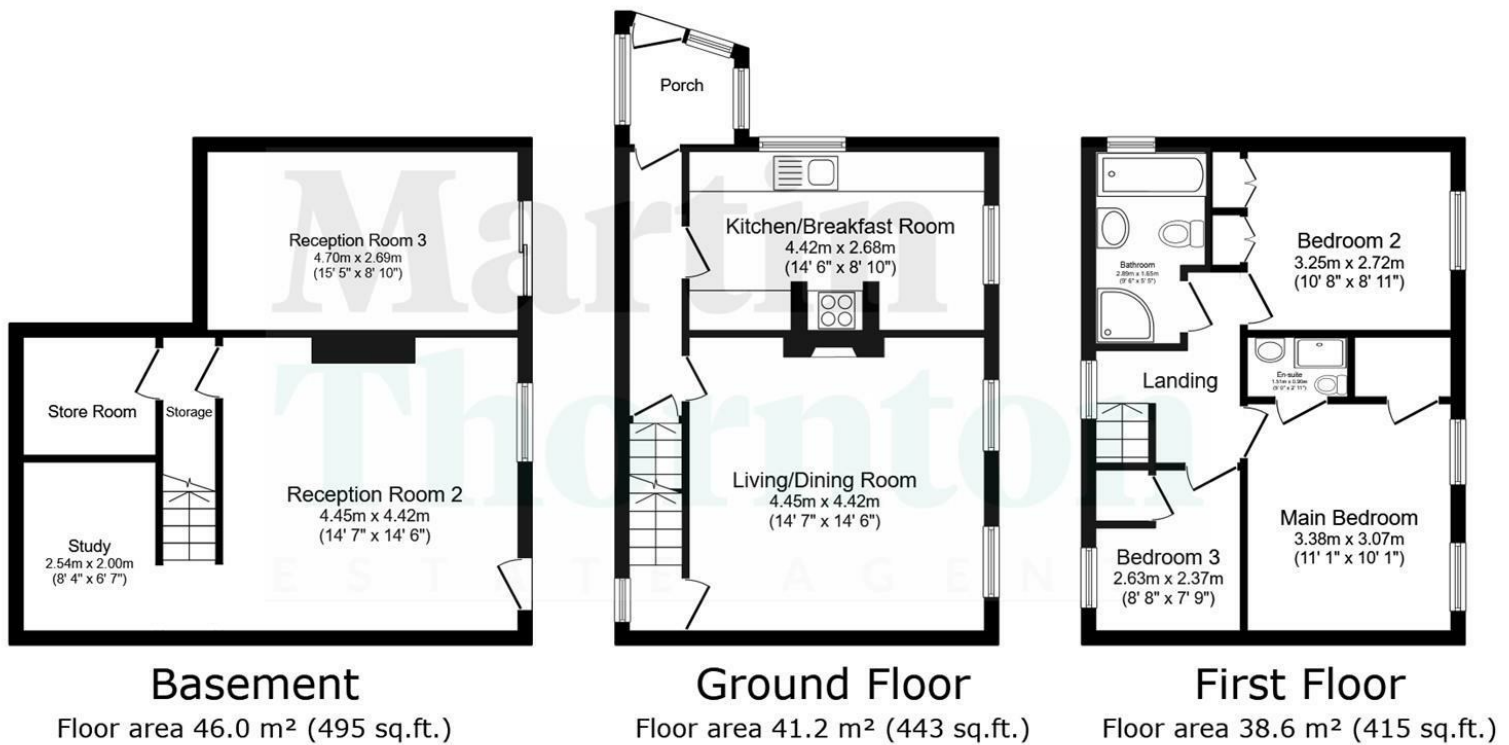
## Forest Hill Road, Holywell Green Halifax,

**Offers over £300,000**

This large three-bedroomed end of terrace property has three reception rooms, en suite and house bathroom. The house enjoys a wonderful semi-rural setting with long distance views over the surrounding area. Viewing is a must to appreciate the amount of accommodation, setting and convenience of local amenities and the nearby M62, being midway between Leeds and Manchester. The flexible accommodation is arranged on three levels. On the ground floor, an entrance porch leads to a hallway, dining kitchen and living/dining room. On the lower ground floor is a large second sitting room with access to the garden, third reception room and separate storeroom/office/gaming area. The top floor accommodation comprises the master bedroom with a walk-in wardrobe and en suite, two further bedrooms and house bathroom. The property has a gas-fired central heating system and uPVC double glazing. Externally, there is a garage to the side elevation and the garden, which is at lower ground floor level, has a beautiful stone flagged patio and two lawned areas. The property is offered with the advantage of no chain involvement.

**Forest Hill Road, Holywell Green  
Halifax,**

**Floorplan**



**TOTAL: 125.8 m<sup>2</sup> (1,354 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Forest Hill Road, Holywell Green

## Halifax,

### Details



#### Entrance Porch

An external uPVC door with glazed panels gives access to the entrance porch which has uPVC glazing to three elevations, the front and rear enjoying pleasant aspects over open fields. A timber panelled door leads into the hallway.

#### Hallway

The hallway has a uPVC sash window with exposed stone detailing and stone flagged sill. There is a radiator and a timber panelled and glazed door gives access to the dining kitchen.

#### Dining Kitchen

This room enjoys a dual aspect with side and rear uPVC sash windows. The rear window enjoys a fabulous view over the surrounding valley and open fields. There are wall cupboards, base units, a sink with single drainer and mixer tap and part tiled surrounds. Integrated appliances include a gas cooker with four-ring gas hob and ovens beneath, set to the chimney breast which incorporates a filter and appropriate tiling. There is plumbing for a washer and dishwasher and space for a freestanding fridge freezer. The room has space for a small dining/bistro table and a radiator.



#### Living Room

This is one of two large reception rooms and buyers may decide to utilise it as a large formal dining room, or potentially look to make a huge open plan living/dining kitchen by incorporating the adjoining dining kitchen. There is plenty of space for furniture and a formal dining suite. The twin sash uPVC windows make the room light and bright and enjoy a fabulous open aspect. There is provision for a wall-mounted flat screen TV, two radiators and a timber and multi-panelled glazed door leading to the lobby.



#### Lobby

A staircase rises to the first floor accommodation, however, we will list the lower ground floor accommodation first.



# Forest Hill Road, Holywell Green

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### Details



#### Lower Ground Floor

Accessed from the hallway, a staircase leads to the lower ground floor with a staircase located at the bottom of the stairs. An archway leads through to the sitting room.

#### Sitting Room

This second large reception room has the advantage of being at garden level. It has a living flame effect gas stove upon a recessed tiled hearth and two beams on display. There is a uPVC sash window with a lovely view, an external composite stable style door providing access to the garden and a radiator. Off this room is a useful under stairs storage room. An archway leads through to a third reception room.

#### Reception Room

This good sized, versatile room could be used as a playroom, home office, gym, etc. There is exposed stonework to one wall, floor tiling and uPVC French doors leading out to the rear garden. The room has plenty of space for furniture, ceiling downlighting and houses the Vaillant boiler for the gas-fired central heating system.

#### Study Area

Accessed from the lobby, this useful area may not have natural lighting or a radiator but could be a useful storage space, gaming area or informal home office/study.

#### Ground Floor Lobby

The ground floor lobby has exposed stonework, a sash uPVC window and a radiator. A staircase rises to the first floor landing.

#### First Floor Landing

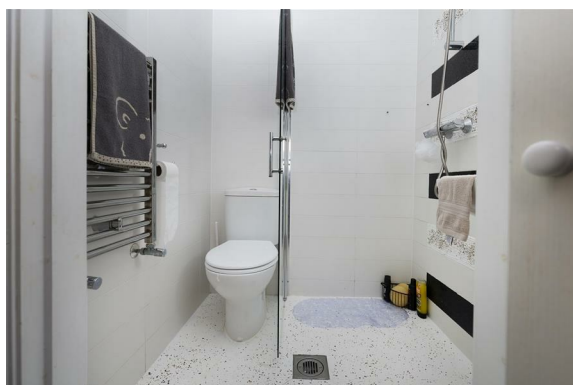
The landing has a spindle balustrade, exposed stonework and a uPVC sash window with a view over the fields. There is coving to the ceiling and a radiator.

#### Bedroom One

This is certainly a room with a view, enjoying the best view from the property from its elevated position. The large double bedroom is particularly light and bright with a high ceiling and twin sash uPVC windows. There is a walk-in wardrobe with built-in hanging rails, drawers and open shelving and a radiator.

#### En Suite Shower Room

This room has a wet room style showering area with a central drain within the floor tiling, a folding shower screen and a wall-mounted shower attachment. There is a wall mounted hand basin, a low-level WC, tiling to the walls and a chrome ladder-style radiator.



# Forest Hill Road, Holywell Green Halifax,

## Details



### Bedroom Two

This double bedroom has a uPVC sash window from which to enjoy the view. There is a built-in triple wardrobe, access to the loft area and a radiator.

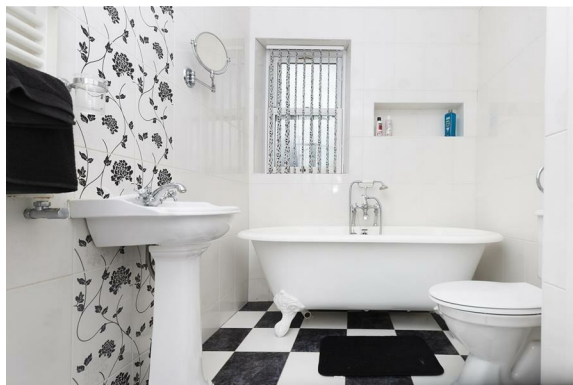
### Bedroom Three

This single bedroom enjoys a pleasant aspect from its uPVC sash window. Above the staircase projection is a built-in double wardrobe with hanging rail and shelving. There is an additional shelved storage cupboard and a radiator.



### House Bathroom

The bathroom has a five-piece suite. The roll-top bath has claw & ball feet and a centrally positioned mixer tap with a hand-held shower attachment. A separate shower cubicle with a glazed door incorporates a Grohe wall-mounted shower fitting. There is a pedestal wash hand basin, a bidet and a low-level WC. The walls and floor are tiled and the recessed alcove is perfect for toiletries. The room has a side uPVC sash window, an extractor fan and an upright chrome ladder-style radiator.



# Forest Hill Road, Holywell Green Halifax,

## Details



### External Details

The property enjoys a superb, semi-rural setting yet is only a short distance from the motorway. There is a perimeter stone wall, coloured slate and timber gates providing access to the slate driveway and garage. A metal gate and steps lead down to the garden. At the rear of the garage is a stone flagged seating area from which to take full advantage of the views and open aspect. There are two lawned areas, wrought iron balustrading and perimeter walling which encloses the garden.



### Garage

The garage has a Hormann up-and-over door.

**Forest Hill Road, Holywell Green**  
**Halifax,**  
Directions

