



9 Old Willow Close, Halifax, HX3 9FA

£325,000

Offered FOR SALE is this modern TWO bedroom DETACHED TRUE BUNGALOW in the desirable area of Siddal with stunning views over Calderdale. Accommodation comprises; Entrance hallway, spacious lounge with views to die for, modern dining kitchen, two double bedrooms and modern wet room. Garage with space at the back for utilities. Gardens front and rear and off road parking for two cars to the front. The property benefits from Upvc double glazed windows, security alarm system and underfloor heating throughout. The property is accessed via an electric gate (2 fobs) and on a private drive which is lit on an evening. Close to amenities, transport links and access to the M62 motorway network. Ideal for a retired couple or downsizers. Viewing essential.

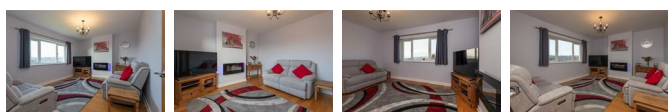
Ground Floor

Entrance Hallway



Composite obscure double glazed door and side panel to front, two storage cupboards (one with hanging rail and shelves) and two double glazed Velux windows. Wood floor, alarm control panel, two velux window controls, underfloor heating control for hallway and wet room, telephone point and amp plug socket (for lamps). Doors to wet room, bedrooms, garage, dining kitchen and lounge;

Lounge 11'9" x 15'1" (3.6 x 4.6)



Spacious room with wood floor, underfloor heating control and Upvc double glazed window to front taking advantage of the far reaching views. Remote controlled electric fire, t.v. points, t.v. aerial leads and telephone point.

Dining Kitchen 10'7" max x 12'9" max (3.25 max x 3.9 max)



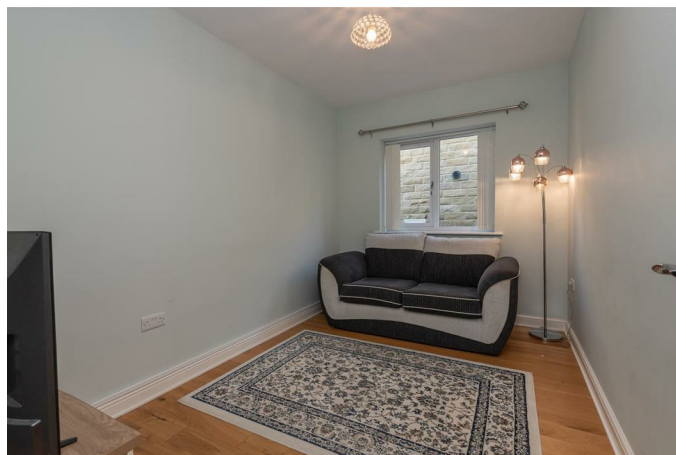
Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated 'Bosch' electric oven, 'Bosch' microwave and 'Bosch' four ring electric hob with extractor hood above. 'Lamona' dishwasher, fridge/freezer and ceramic one and a half sink and drainer. Wood floor, Upvc double glazed French doors to rear and velux window with velux window control. Telephone point, spotlights and underfloor heating control.

Bedroom One 9'6" max x 15'1" max (2.9 max x 4.6 max)



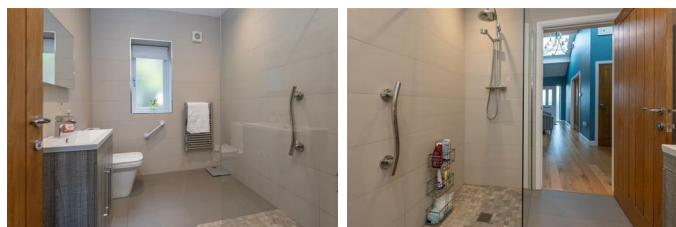
Double bedroom with wood floor, underfloor heating control and t.v. point. Upvc double glazed window to rear.

Bedroom Two 8'2" x 11'5" (2.5 x 3.5)



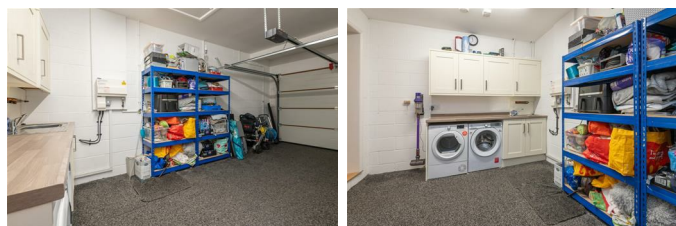
Double bedroom with wood floor, underfloor heating control and Upvc double glazed window to side.

Wet Room 6'6" x 7'10" (2 x 2.4)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and mains shower and waterfall shower with glass shower screen. Tiled floor, tiled walls and heated towel radiator. Illuminated sensor mirror, grab rail and Upvc obscure double glazed window to rear. Spotlights and extractor fan.

Garage 10'2" x 19'8" (3.1 x 6)



Fob controlled electric door and loft hatch with drop down ladder (loft is fully boarded with power and light). Fusebox and separate fusebox for external lights. Having a range of wall and base units with laminate worktop and splashback. Plumbing for washing machine and stainless steel sink and drainer. Ideal condensing combi boiler (Installed 7 years ago in May 2025 and serviced annually).

External



To the front is a lawn and paved seating area. Block paved driveway for two cars. Gas and electric meters to side. To the rear is a patio garden with gazebo. External socket and external lights.

Parking

Garage. Driveway provides off road parking. Further visitor parking available.

Tenure

We have been advised by the vendor that the property is freehold.

Water

Water meter

Energy Rating

C

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

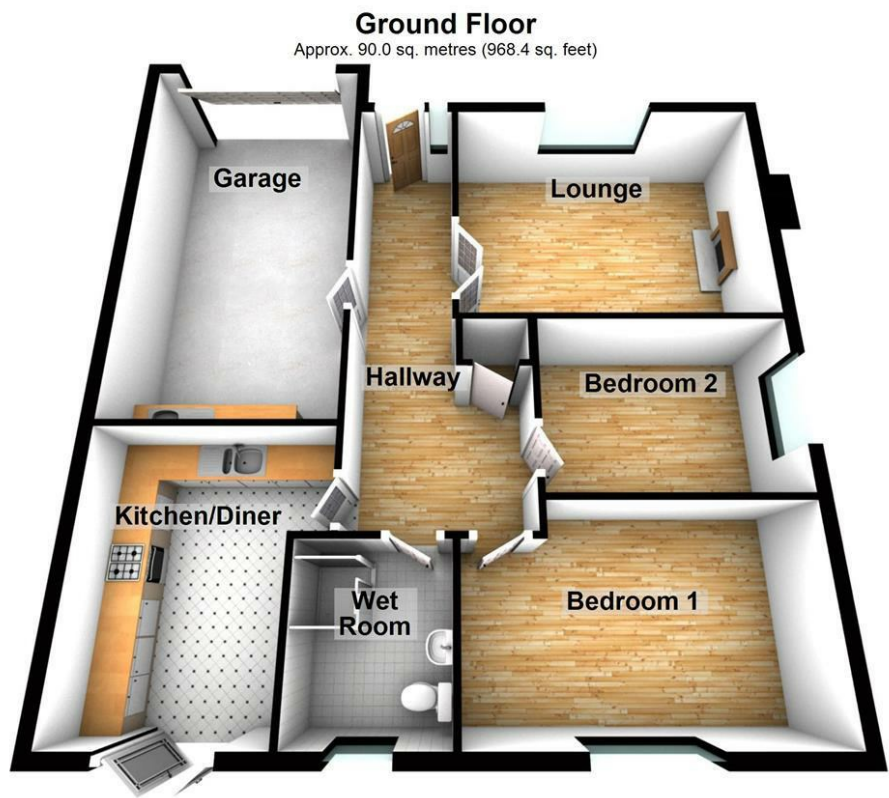
Boundaries & Ownerships

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.

Mortgages

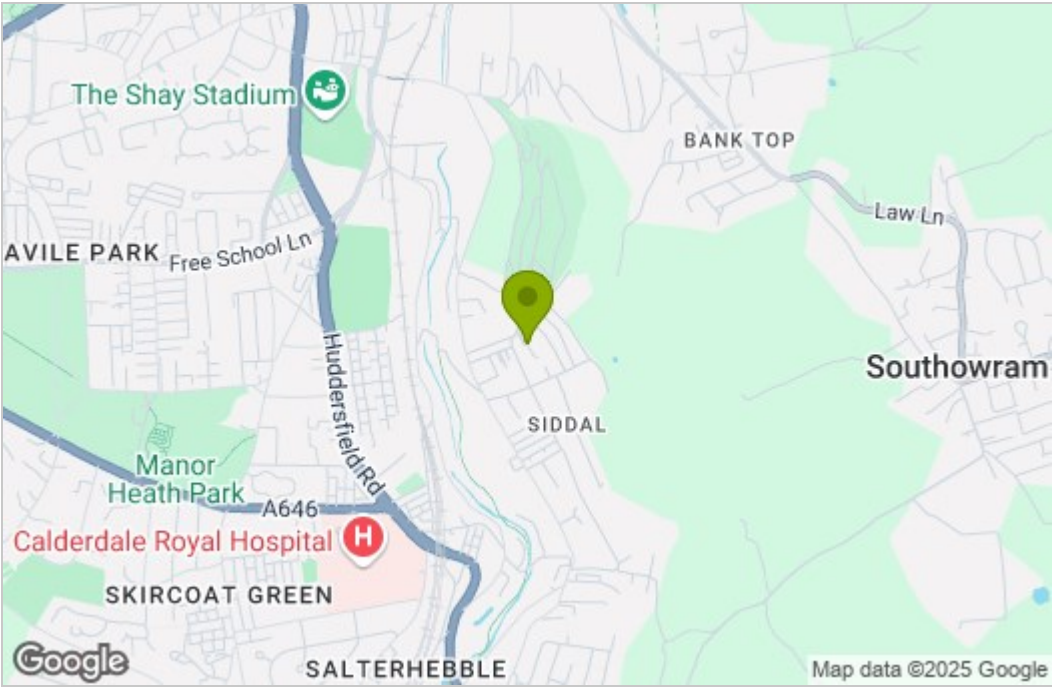
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Floor Plan

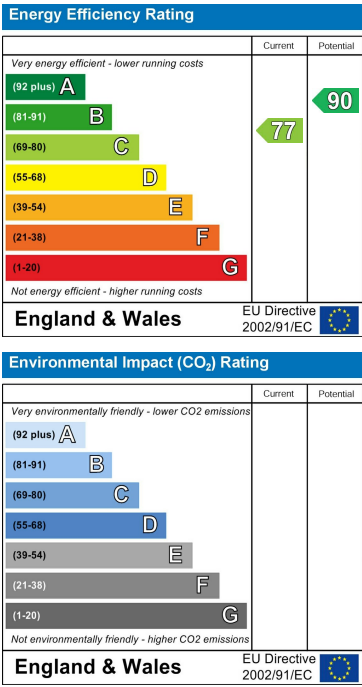


Total area: approx. 90.0 sq. metres (968.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.