

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Shady Nook 61 Victoria Road

Halifax, HX5 0QA

Offers Over £695,000



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Elland, Halifax, HX5 0QA

**Offers Over £695,000**



Tucked away on a PRIVATE DRIVE and offered for sale in a PRIME LOCATION of Elland is this stunning FOUR BEDROOM DETACHED property with ONE BEDROOM ANNEXE and INDOOR SWIMMING POOL. The property, which is situated on Victoria Road, has a DOUBLE GARAGE, private and well-maintained GARDENS to the front and rear. Internally, this substantial family home comprises: an entrance hallway with access to the cloakroom / ground floor WC, a kitchen, a dining room, a dual aspect living room, a study, a sitting room, four double bedrooms, an en-suite to the master bedroom and a shower room with separate WC. The property is within walking distance to local amenities, cafes / restaurants and well regarded schools. It is also within easy access of the M62 network and the local business districts of Brighouse, Halifax, Bradford and Huddersfield. These properties are RARE TO THE MARKET and internal viewings are absolutely recommended to appreciate the true quality of this property - contact us early to avoid disappointment!

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

## Entrance Hall

A spacious entrance hall providing access to the living room, dining room and staircase to the first floor accommodation. A cloakroom with WC provides space for outdoor garments.

## Living Room

A spacious room with windows to the front and side aspect. With access to the sitting room.

## Dining Room

With ample space for a dining suite, this room benefits from a window to the side aspect providing natural light.

## Kitchen

The kitchen, which has space to dine, briefly comprises: an integral electric oven and microwave, an integral dishwasher, matching wall and base units with space saving shelving. Further benefitting from an external door and windows to the rear aspect.

## Sitting Room

A second living space which has a focal gas fire to the centre of the room. Further benefitting from a large window facing to the rear aspect.

## Study

A study with space for an office desk. Benefitting from a window to the rear aspect and access to the indoor pool.

## Master Bedroom

A large double bedroom which benefits from an en-suite bathroom and a dressing room. The dressing room has built in wardrobes for storage.

## Ensuite

A three piece bathroom which comprises: a WC, his and hers hand basins and a bath. With part tiled walls, a heated towel rail, and a window to the side elevation.

## Bedroom Two

A good sized double bedroom with window to the rear elevation.

## Bedroom Three

Positioned with windows to the side elevation this double bedroom benefits from a fitted wardrobe.

## Bedroom Four

A single bedroom with window overlooking the front elevation and benefitting from a fitted cupboard.

## Shower Room and WC

A fully tiled shower room comprising shower cubicle and wash hand basin. A separate WC with wash hand basin.

## Indoor Pool and Conservatory

Accessed from the study, or from patio doors the pool is superbly fitted with integrated lighting, easy access steps and electric pool cover. Benefitting from windows to the front and rear providing natural light as well as two changing rooms with a WC, shower cubicle and wash hand basin each.

## Annexe

A self contained annexe to the rear of the property. The annexe benefits from a modern kitchen with a electric cooker, a sink and drainer, and matching wall and base units. A living room (currently utilised as the bedroom), a study and shower room.

## External

Externally, the property benefits from a driveway, providing off road parking for multiple cars, which leads to the double garage with electric up and over door and benefits from electric supply. There is a beautifully maintained garden to the rear which has a lawn, a patio, and mature shrubbery, and can be accessed from various rooms in the property. The property further benefits from a patio area which is the perfect space for catching the sun and entertaining.

## Directions

For Satnav please use the postcode HX5 0QA

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



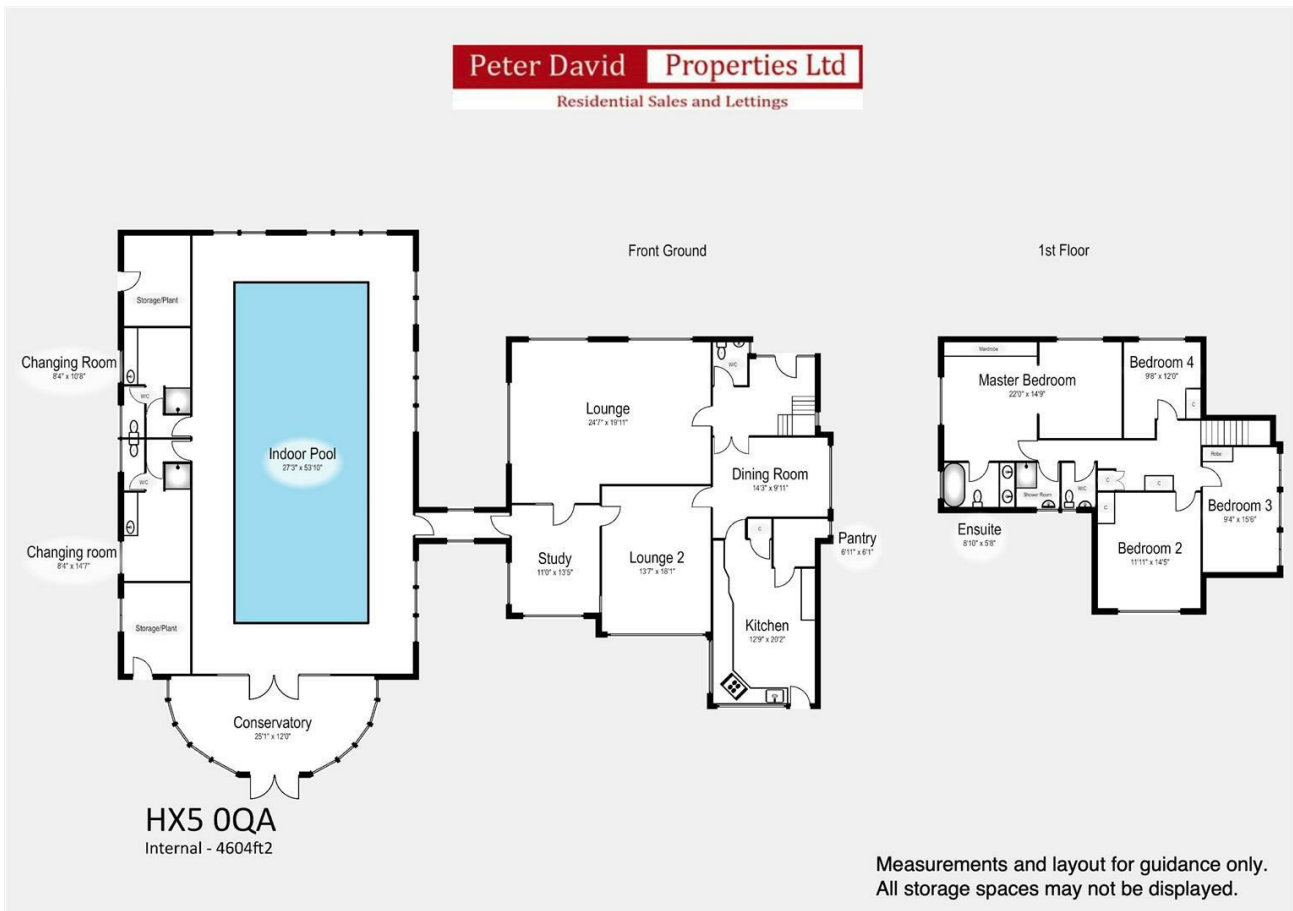
## Hybrid Map



## Terrain Map



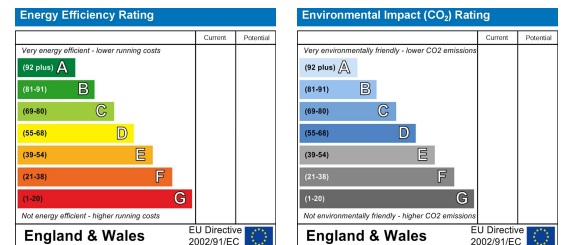
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.