

Peter David

Properties Ltd

Residential Sales and Lettings



4 Sutcliffe Wood Lane

Halifax, HX3 8PR

£325,000



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Hipperholme, Halifax, HX3 8PR

£325,000



DECEPTIVELY SPACIOUS and positioned between Hipperholme and Hove Edge is this UNIQUE and VERSATILE property, offering FLEXIBLE ACCOMMODATION across three floors. The property is tucked away in a QUIET LOCATION, surrounded by woodland. Internally, the property comprises: a kitchen, living room and bathroom to the ground floor; a playroom/ bedroom, utility room and second reception room to the lower ground floor and three double bedrooms and a bathroom to the first floor. The attic is fully boarded with a drop-down ladder. Externally the property benefits from a large, tiered garden and benefits both from privacy and PANORAMIC VIEWS. Given its DESIRABLE LOCATION, this property is likely to be popular.

Entrance Hallway

Accessed from the ground floor is the welcoming entrance, with a staircase to the first floor accommodation and a door providing access to the staircase to the lower ground floor. The entrance hallway has oak flooring and is open to the kitchen diner.

Kitchen Diner

A good-sized kitchen diner with cream shaker-style wall and base units, tiled splashbacks and oak flooring. There is ample space for free-standing appliances, an electric oven and gas hob and space to dine. The kitchen occupies impressive views to the rear of the property and there is a door providing external access to the garden.

Living Room

A spacious living room with a large window allowing plenty of natural light and benefiting from views. The focal point is the fireplace, with a wood-burning stove and exposed brick surround.

Ground Floor Bathroom

There is a useful ground floor bathroom, comprising: a WC, a hand basin and a bath with a hand-held shower. There is

a frosted window to the front aspect, oak flooring and part-tiled walls. Benefiting from a wall-mounted, mirrored vanity unit.

Lower Ground Floor

A staircase from the entrance hallway provides access to the lower ground floor.

Utility Room

A useful utility room with tiled flooring and space/ plumbing for free-standing appliances. There is an inset, stainless steel sink and drainer, grey metro-tiled splashbacks and a spotlight ceiling.

Playroom

A versatile space, currently used as a playroom. With an external door providing rear access to the garden, a spotlight ceiling and a cupboard housing the boiler. The renovation has managed to retain some original features of the property, with stone seating / shelving and original Yorkshire stone flooring (under carpet).

Gym / Second Reception Room / Fourth Bedroom

A large room offering flexible space with a window to the rear elevation and a spotlight ceiling.

First Floor Landing

The first floor landing has a loft hatch, featuring a drop down ladder to the fully boarded loft which is ideal for storage.

Bedroom One

A large double bedroom with a window to the rear elevation.

Bedroom Two

A double bedroom with a window to the front aspect.

Bathroom

The bathroom has tiled flooring and part-tiled walls.

Featuring a three piece suite, comprising: a bath with an overhead shower, a WC and a hand basin. There is a chrome, traditional-style heated towel rail.

Bedroom Three

A good-sized third bedroom with a cast iron fireplace and a window to the rear elevation.

External

The property has a large, tiered garden which is private with a pleasant outlook to woodland. Featuring patios, shrubbery and mature trees / plants.

Directions

For Satnav please use the postcode HX3 8PR

Viewings

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

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.

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.

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Road Map



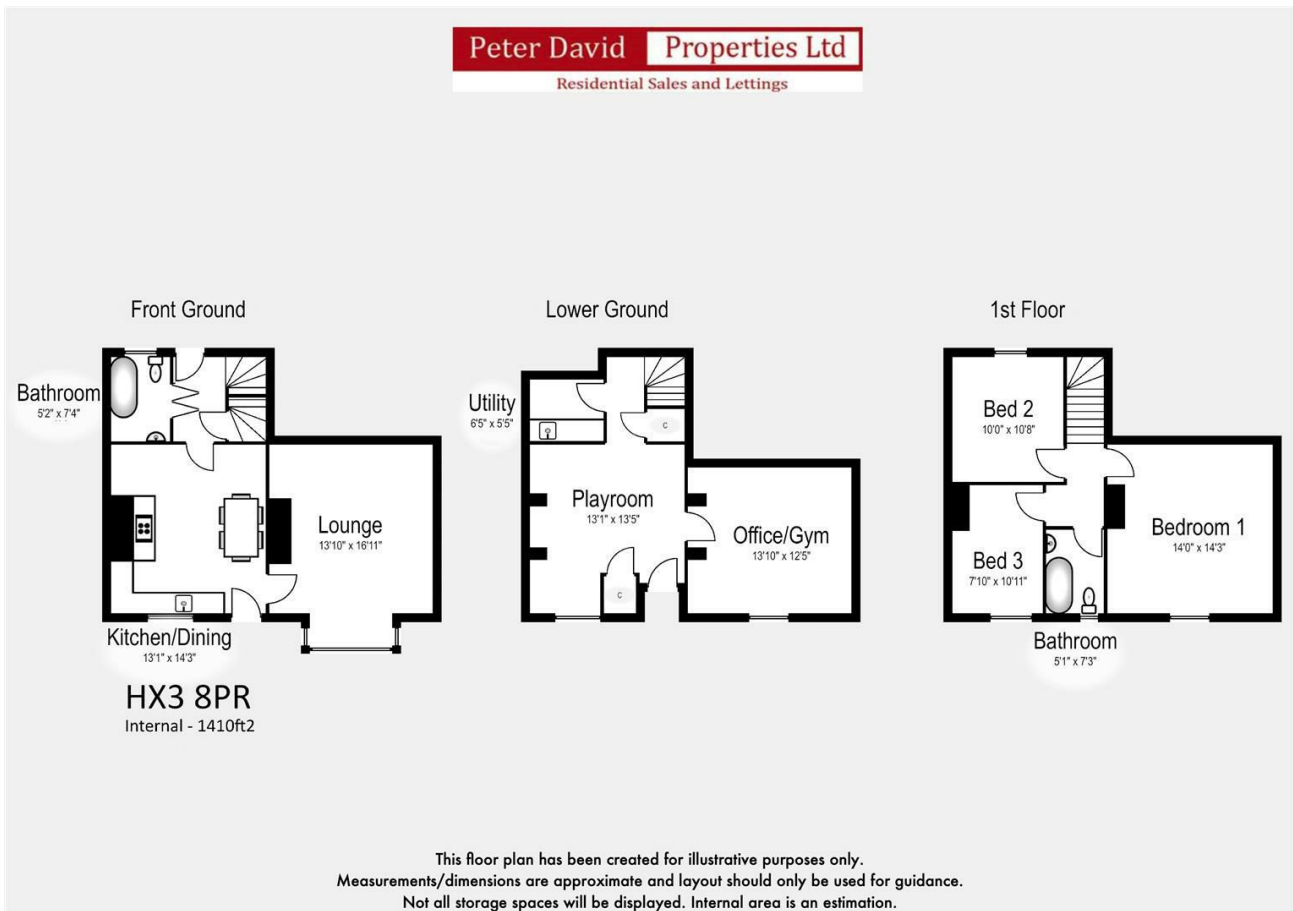
Hybrid Map



Terrain Map



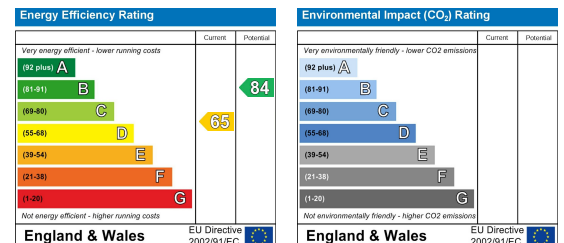
Floor Plan



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



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