

# Peter David

# Properties Ltd

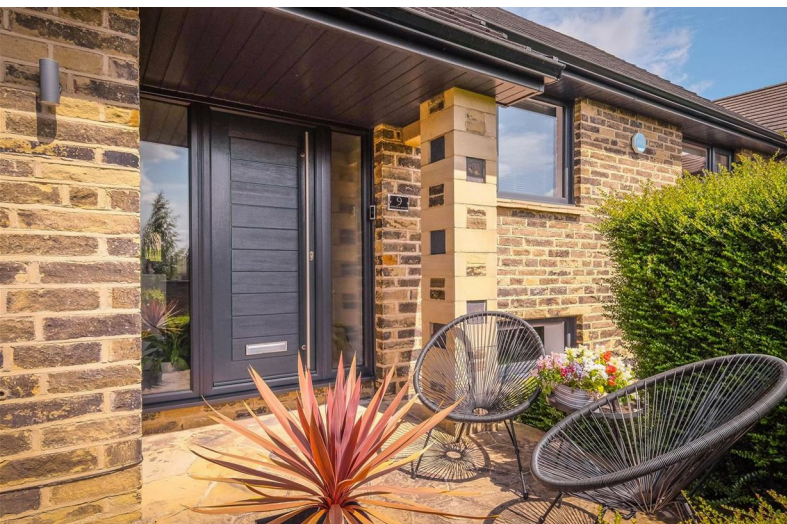
Residential Sales and Lettings



## 9 Smithfield Avenue

Halifax, HX3 8HZ

**£735,000**



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Hipperholme, Halifax, HX3 8HZ

**£735,000**



Tucked away in a tranquil setting off Smithfield Avenue, Hipperholme, this exceptional detached property offers a perfect blend of modern living and comfort. Extensively renovated to a high standard, the property boasts an inviting open kitchen diner and a spacious living room, making it the heart of the home. With five well-proportioned bedrooms and four bathrooms, this residence is ideal for modern family life, particularly for those with intergenerational living arrangements.

The accommodation is thoughtfully designed, featuring a lower ground floor cinema/gym that presents the opportunity to be transformed into a self-contained annexe, providing flexibility for guests or extended family.

Outside, the property is complemented by a private driveway that accommodates multiple vehicles, along with a double detached garage for additional storage or parking needs. The beautifully landscaped gardens enhance the appeal of this home, offering a serene outdoor space for relaxation and enjoyment.

The property is situated at the end of a quiet cul-de-sac, ensuring a peaceful environment while remaining conveniently close to local schools, transport links, and essential amenities. This unique property is a rare find, combining spacious living with modern conveniences in a desirable location. It is an ideal choice for families seeking a harmonious blend of comfort and practicality.

## **Entrance Hallway**

Leading in from the front of the home with tiled flooring.

## **Kitchen Diner**

With quartz worktops and central island, the kitchen overlooks the garden with bi-folding doors. The integrated kitchen features Bosch double ovens, induction hob, wine cooler and wine rack as well as a built in dishwasher and bin store.

## **Living Room**

Overlooking the front aspect of the home, the spacious living room has a light and neutral colour scheme with grey carpet and is semi open plan to the kitchen diner creating an amazing entertainment space.

## **W/C**

A ground floor w/c with hand basin.

## **Bedroom Two**

A ground floor double bedroom with en-suite facilities, the bedroom overlooks the rear garden.

## **En-Suite**

With a shower, hand basin and w/c as well as a heated towel rail.

## **Bedroom Three**

A ground floor double bedroom overlooking the front of the property with a white and light pink colour scheme.

## **Bedroom Four / Office**

A ground floor bedroom currently used as a snug.

## **Ground Floor Bathroom**

The ground floor bathroom has a an over sized walk in shower and features underfloor heating. With a hand basin and storage space, w/c and heated towel rail.

### **Landing**

With a light pod in the ceiling allowing natural light into the space and access to the loft.

### **First Floor Bedroom Five**

A well sized bedroom space currently being used as a dressing room.

### **Master Bedroom**

With multi aspect windows, the master bedroom has a luxurious floorspace with wooden flooring and a light and airy feel.

### **Bathroom**

The family bathroom has a walk in shower, hand basin and w/c.

### **Second Bathroom**

A dedicated bathroom for relaxation with a feature bath tub in the centre.

### **Loft**

Taking up approximately half of the roof space, the loft is boarded and provides a useful storage space..

### **Cinema Room**

A vast space on the lower ground floor with built in speakers and underfloor heating. Currently uses as a

cinema room and home gym, this space has potential to be an annex.

### **Utility Room**

On the lower ground floor with external access out to the rear of the home, the utility has space for a washer and a drier as well as ample storage space.

### **Double Detached Garage**

With electrical supply and electric up and over door providing useful parking and storage space.

### **External**

The property is accessed via a private driveway and provides parking for at least six vehicles with a detached garage at the end of the drive. Set within landscaped grounds, the home has mature bushes to the front and a lawn and patio to the rear with a decked terrace and border plants.



Road Map



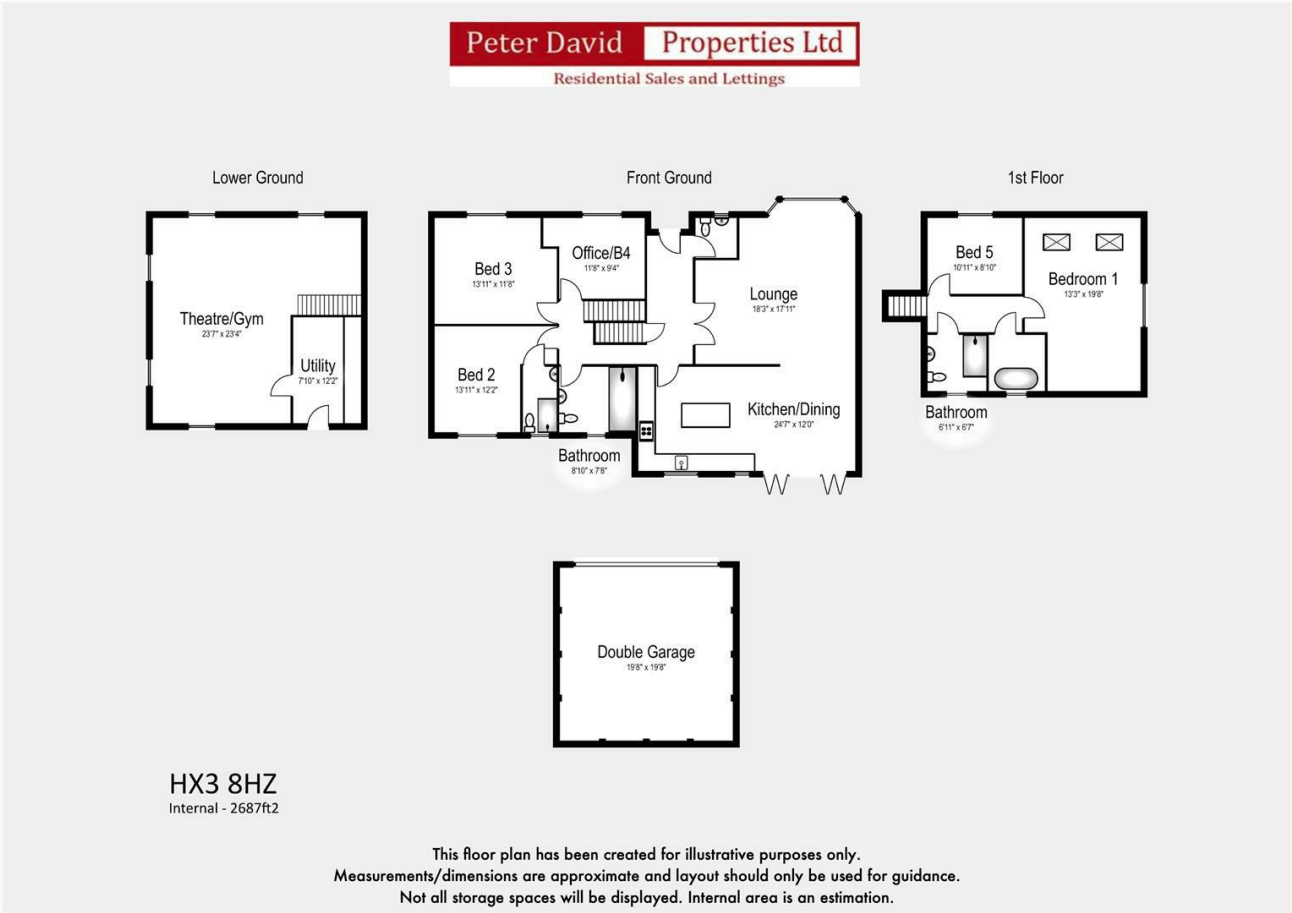
Hybrid Map



Terrain Map



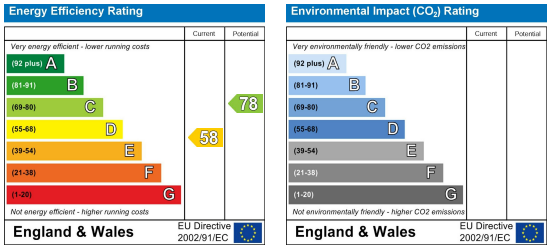
Floor Plan



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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