

# Peter David

# Properties Ltd

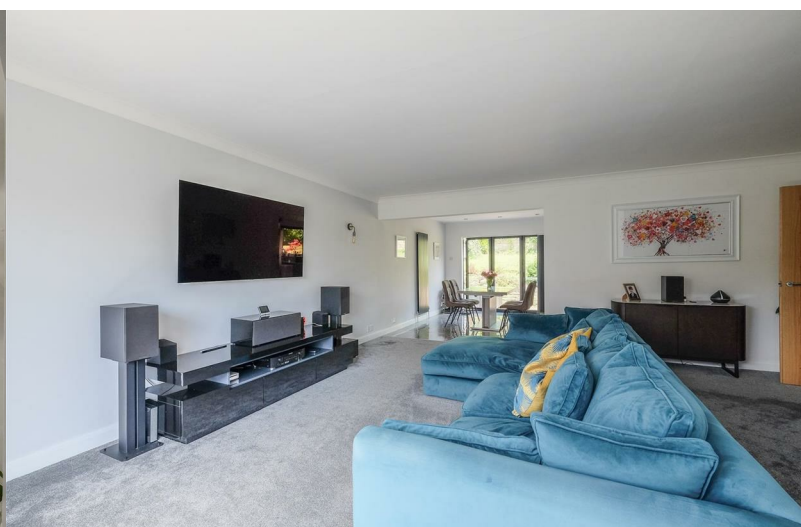
Residential Sales and Lettings



## 9 Smithfield Avenue

Halifax, HX3 8HZ

**£735,000**



# 9 Smithfield Avenue

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 an oversized 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



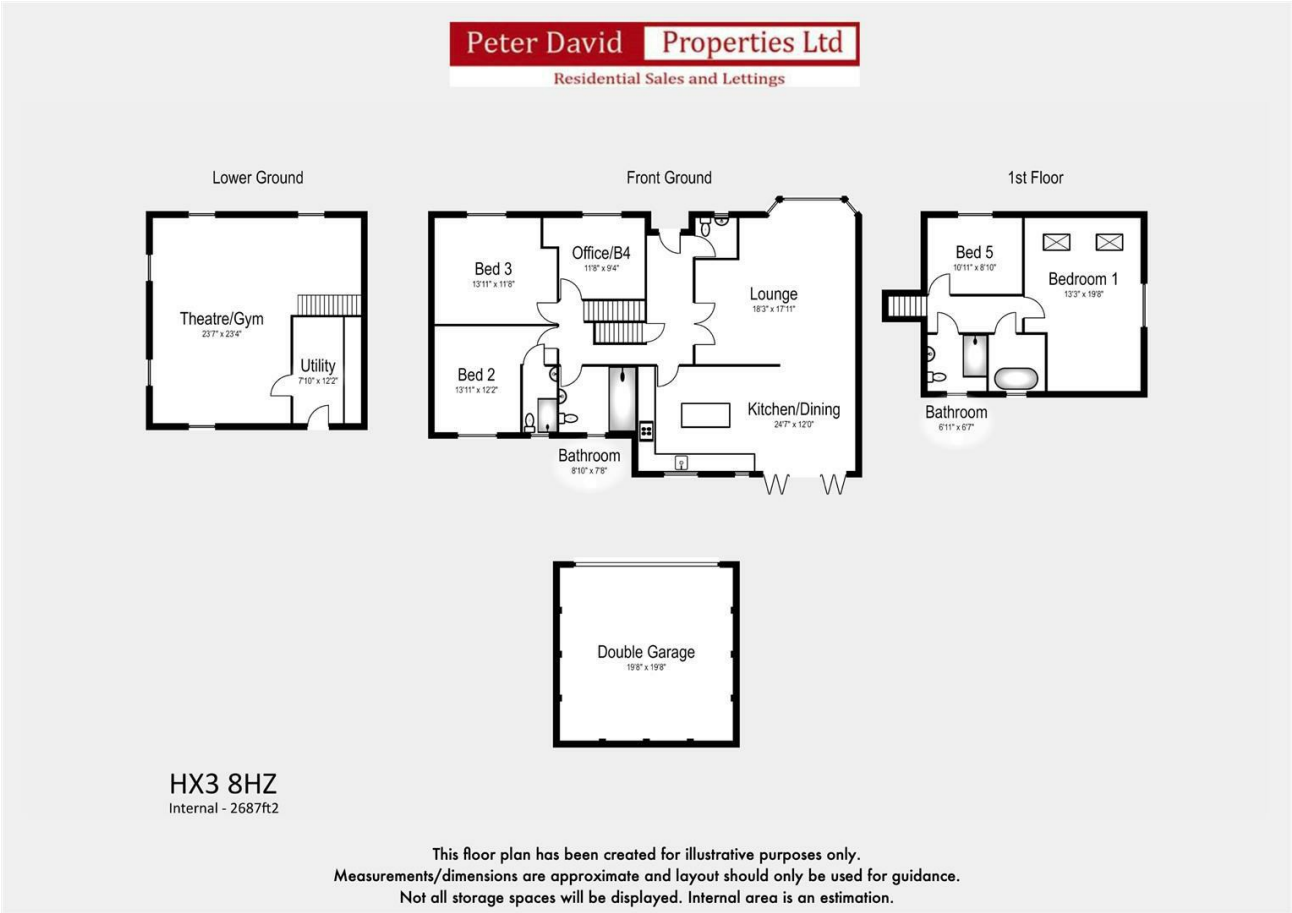
Hybrid Map



Terrain Map



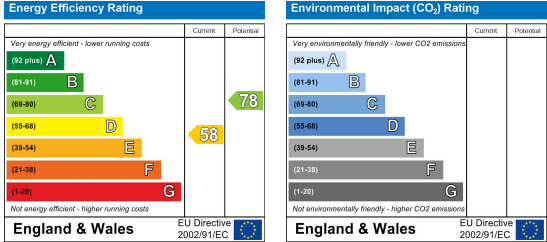
Floor Plan



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



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.