



**WAINHOUSE**  
PROPERTIES



## BEECH LEA KEIGHLEY ROAD HALIFAX

**£399,950**  
**FREEHOLD**

We are delighted to showcase this substantial bungalow in the secure, private area just off Keighley road. The property has been fully renovated throughout with high quality fixtures and fittings. The property comprises of entrance hallway, kitchen, utility room, living dining room, office, house bathroom and two double bedrooms with the master having an en-suite. No expense has been spared during the renovation of this property and an internal inspection is essential. Externally the property has parking for approximately 8 cars along with a garage and incredible lawned garden to the rear of the property. Contact the office today to book a viewing.



• FULLY MODERNISED THROUGHOUT • 2 BEDROOM BUNGALOW • HIGH QUALITY FIXTURES AND FITTINGS • SECURITY LIGHTING AND FITTED CCTV CAMERAS

### Entrance Hall

Bright entrance hallway which allows access to all rooms in the property, loft access point, inset spot lighting, low level ambient lighting and doorway to:

### Kitchen

Modern fitted kitchen having a double glazed window to the side and rear. Bespoke work surfaces that extend to a breakfast bar. Integrated oven along with hob and extractor hood above. Space for an under counter fridge and dishwasher. one and a half stainless steel sink and drainer, inset spot light, tall wall mounted radiator and door to:

### Utility Room

Large room with double glazed window to the front and side access door. There are fitted cupboards with a stainless steel sink and drainer and space for a washing machine, dryer and free standing fridge freezer.

### Living and Dining Room

Substantial reception room with a large double glazed window to the front overlooking the well maintained rear garden. Further double glazed unit with UPVc door allowing access to the garden. The main feature of the room is the bespoke fireplace housing an Artel pellet burning fire. Built in storage and shelving to one recess, inset spot lighting and radiators.

### Cloaks / Office

Just off the entrance hallway is the cloakroom and office with a radiator and frosted double glazed window to the front.

### Bathroom

Four piece suite comprising of WC, wash basin fitted to a built in unit, bath with shower head attached and walk in double shower cubical. Partly tiled walls, frosted double glazed window and two chrome heated towel rails.

### Master Bedroom

Large double room with double glazed window to the rear overlooking the garden. Tailor-made fitted wardrobes with mirror sliding doors housing a dressing area and fitted drawers. Radiator, inset spot lighting and open doorway to:

### En-Suite

Comprising of WC, wash basin and double shower cubical with rainfall shower head and inbuilt niche. Fully tiled walls and extractor fan.

### Bedroom Two

Further double room with radiator and double glazed window to the front.

### External

Externally the property is home to a beautiful substantial lawned garden to the rear with mature trees, paved patio area and vegetable patch to the side. To the front there is a tarmac drive allowing parking for approximately 8 cars along with a single garage. The house has externally security lighting, CCTV and outdoor water supply.

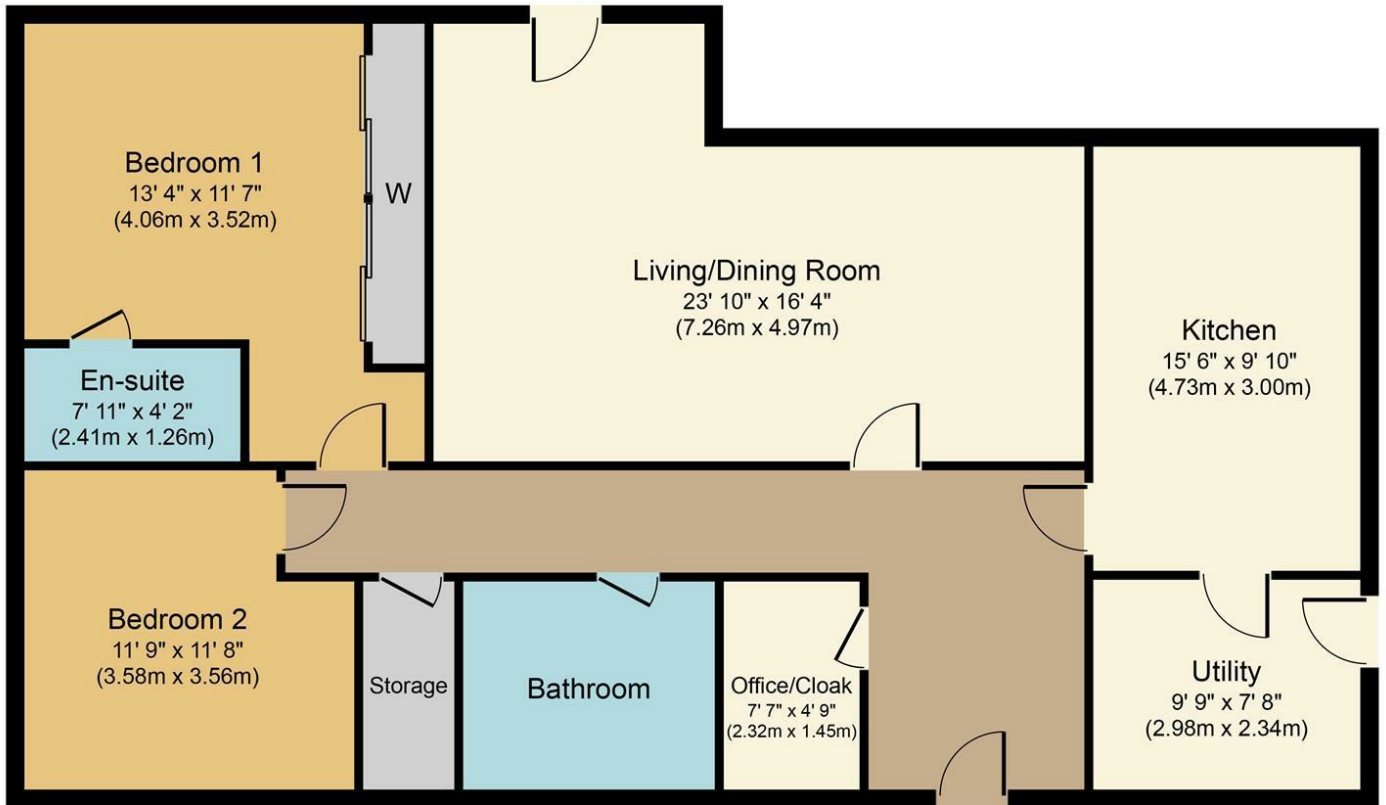
### Additional

The current owners previously had planning permission in place to create an additional two bedroom's with a Jack and Jill bathroom, reception room and garage. The planning has since lapsed but drawings and designs can be shown on request.



- DRIVEWAY FOR 8 CARS • SUBSTANTIAL PRIVATE REAR GARDEN • HOUSE BATHROOM AND EN-SUITE • PREVIOUS PLANNING PERMISSION FOR AN ADDITIONAL 2 BEDROOMS





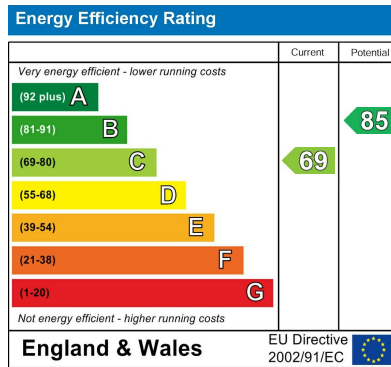
**Approximate Floor Area**  
**1,262 sq. ft.**  
**(117.2 sq. m.)**



**Beechlea**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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