

# Chapters



## 7 WILLOWFIELD VIEW HALIFAX

£285,000  
FREEHOLD

Nestled in the charming Willowfield View of Halifax, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a modern fitted kitchen, this property offers a perfect blend of space and style. Built in 1940, this home exudes character and warmth, making it a delightful place to create lasting memories. The second reception room, with its versatility to be transformed into a fourth bedroom, adds a touch of flexibility to the layout, catering to your evolving needs. With a private rear garden, this residence provides a tranquil outdoor space where you can unwind and enjoy the fresh air. The off-road parking for two cars is a practical convenience in this sought-after area, ensuring that you never have to worry about finding a parking spot after a long day. Spanning 1,163 sq ft, this property offers ample room for comfortable living, making it an ideal choice for families or those who love to entertain. Whether you're looking for a cozy night in or a gathering with friends, this house provides the perfect backdrop for any occasion. Don't miss the opportunity to make this house your home and experience the best of Halifax living in this wonderful abode on Willowfield View.





• SEMI DETACHED PROPERTY • THREE BEDROOMS • ADDITIONAL ROOM THAT COULD BE AN OCCASSIONAL BEDROOM

### Entrance

Spacious, bright entrance hall with staircase to the first floor, karndean flooring, radiator, under stair storage cupboard and door to:

### Living Room

Cosy living room with double glazed bay window, gas fire with decorative surround and hearth and radiator.

### Dining Kitchen

Fantastic, spacious room with modern fitted kitchen, integrated appliances include a double oven, induction hob with extractor overhead, wine fridge and dishwasher. Matching fitted cupboards provide excellent storage. Space for an American style fridge freezer, further cupboard with plumbing for a washing machine, side access door and double doors to:

### Reception Room

This room could have many uses and is currently being used as a bedroom with radiator, windows to two sides and double doors leading to the garden.

### First Floor

Landing with loft access point and double glazed window to the side, door to:

### Bedroom One

Double room with fitted wardrobes to each recess, feature fireplace, double glazed window to the rear and radiator.

### Bedroom Two

Further good sized double room with fitted wardrobes to each recess, feature fireplace, double glazed window to the front and radiator.

### Bedroom Three

Single bedroom with double glazed window to the front and radiator.

### Bathroom

Modern three piece suite comprising of WC, wash basin fitted to a vanity unit and bath with shower over head. Part tiled walls, chrome heated towel rail and frosted double glazed window.

### External

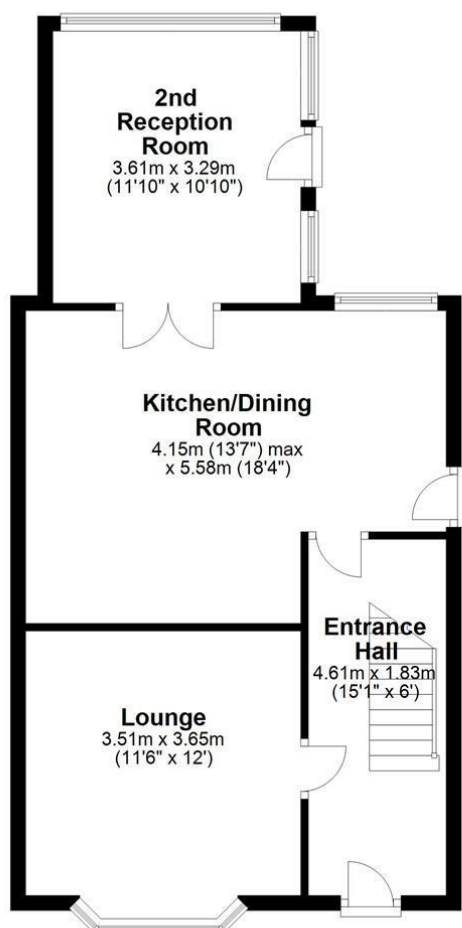
The property benefits from a double driveway to the front and paved patio accessed via a shared path. Gated access to the side of the property with further paved patio and steps to a lawn garden with decked seating area and garden shed at the rear.



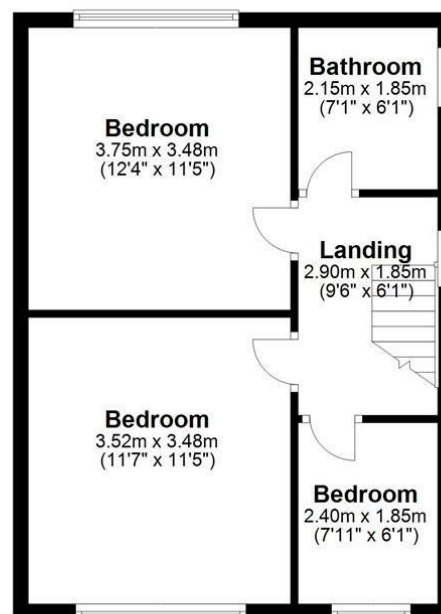
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES • LIVING ROOM • DRIVEWAY FOR TWO CARS • LARGE GARDEN • SOUGHT AFTER LOCATION



## Ground Floor



## First Floor



To be used as a guide for illustration purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chapters  
40 Wharf Street  
Sowerby Bridge  
HX6 2AE

01422 652 317  
hello@chaptersgroup.co.uk  
<https://chaptersgroup.co.uk/>

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