



WAINHOUSE
PROPERTIES



31 OAKWOOD GARDENS HALIFAX

£225,000
FREEHOLD

Oakwood Gardens, Halifax - a stunning location for this modern townhouse with far-reaching views. This mid-terrace property boasts ample space with 1 reception room, 4 bedrooms, and 3 bathrooms spread across 1,668 sq ft of living area. Built in 2007, this house offers a contemporary feel with all the conveniences of modern living. The property features a rear garden, perfect for relaxing or entertaining guests. Additionally, there is off-road parking and an integrated garage. The highlight of this property is undoubtedly the breathtaking views that stretch far and wide, providing a sense of tranquility and peace. Whether you're enjoying a morning coffee or unwinding after a long day, these views will surely captivate you. Contact us today to view this beautiful home in Oakwood Gardens.



• SEMI DETACHED TOWNHOUSE • FOUR BEDROOMS • SET OVER THREE FLOORS • SPACIOUS LIVING ROOM

Entrance Hallway

Spacious entrance hallway spanning the length of the property with staircase to the first floor, door to a useful storage cupboard and door to:

Shower Room

Comprising of WC, wash basin and shower cubical. Heated towel rail and part tiled walls.

Bedroom Four

Single room currently being used as a home gym with double glazed window to the rear overlooking the garden and radiator.

Utility Room

Great space with fitted base units incorporating a stainless steel sink and drainer. Plumbing for a washing machine and space for a dryer. Door to the garage and door leading to the rear garden.

First Floor

Living Room

Spacious living room with feature fireplace and gas fire. Double glazed window to the front, radiator and open archway to:

Dining Room

Having a double glazed window to the rear, radiator and door leading to under stair storage space.

Kitchen

Fitted wall and base units with complementary work surfaces with integrated oven, hob and extractor fan over head, Space for a dishwasher and space for a tall standing

fridge freezer. Double glazed window to the rear offering far reaching views.

Second Floor

Loft access point which is part boarded and used for storage.

Bedroom One

Double room with fitted wardrobes, cupboard housing the water tank, double glazed window to the front and door to:

En-Suite

Comprising of WC, wash basin and shower cubical. Heated towel rail and frosted double glazed window.

Bedroom Two

Double room with double glazed window to the rear and radiator.

Bedroom Three

Single room with double glazed window to the rear and radiator.

Bathroom

Modern three piece suite comprising of WC, wash basin and wood paneled bath. Part tiled walls, heated towel rail and extractor fan.

External


The property benefits from off-road parking to the front and access to the garage with up and over front door. To the rear there is a paved patio seating area and lawn garden with amazing far reaching views.



• DINING ROOM AND KITCHEN • HOUSE BATHROOM, EN-SUITE AND SHOWER ROOM • UTILITY ROOM • INTEGRATED GARAGE • OFF-ROAD PARKING & REAR GARDEN • FAR REACHING VIEWS





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

Croft Myl
 Croft Myl West Parade
 Halifax
 HX1 2EQ

01422 652 317
sales@wainhouseproperties.co.uk
<https://wainhouseproperties.co.uk/>

