

Chapters



66 CENTRAL PARK HALIFAX

£400,000
FREEHOLD

Chapters are delighted to market this charming detached house located in the heart of Central Park, Halifax. This spacious family home briefly comprises of living room, kitchen with utility area, second reception room, downstairs WC. To the first floor master bedroom with wet room, three additional bedrooms and house bathroom. The property has had a double storey extension, adding a modern touch to this traditional home. The tiered south facing garden is a true gem, complete with a summer house and a tranquil pond, providing a peaceful retreat right in your back garden. This bright and spacious family home offers a perfect blend of comfort and style. Situated close to Halifax town centre, you'll have easy access to a range of amenities, shops, and restaurants, making it a convenient location for daily errands and leisure activities. Don't miss the opportunity to make this lovely property your new home. Book a viewing today and experience the charm and warmth this house has to offer.



• FOUR BEDROOM DETACHED PROPERTY • DOUBLE STOREY EXTENSION • LARGE LIVING ROOM • KITCHEN WITH UTILITY

Entrance Hallway

With staircase to the first floor and door to:

Living Room

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

WC

Consisting of WC, wash basin with vanity unit underneath, chrome heated towel rail, extractor fan and large under stair storage space.

Kitchen Diner

Bright, modern kitchen having two double glazed windows overlooking the garden and French doors leading to the rear garden. Fitted base units with complementary work surfaces incorporating a sink and drainer. Integrated appliances include oven, hob with extractor fan and dishwasher. Open doorway to the utility area with fitted cupboards and shelving along with plumbing for a washing machine.

Reception Room

Currently used as a dining room but could have many uses with radiator, double glazed window to the front and French doors leading to the rear decked garden.

First Floor

With loft access point which has a drop down ladder and can be used for storage.

Bedroom One

Master bedroom with two skylight windows, radiator and door to:

Wetroom

Modern suite comprising of WC, wash basin with vanity unit and shower head. Frosted double glazed window, fully tiled walls and flooring.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Currently used as a home office but could be a single bedroom with double glazed window to the front and radiator

Bathroom

Three piece suite comprising of WC, wash basin with vanity unit and paneled bath with shower over head. Frosted double glazed window, chrome heated towel rail and fully tiled walls.

External

Externally the property benefits from a lawn garden to the front with a driveway for multiple vehicles that runs down the side of the garden. To the rear there is a decked seating area and stone steps that lead down to the tiered garden which has mature trees, fruit trees, timber summer house and garden pond.

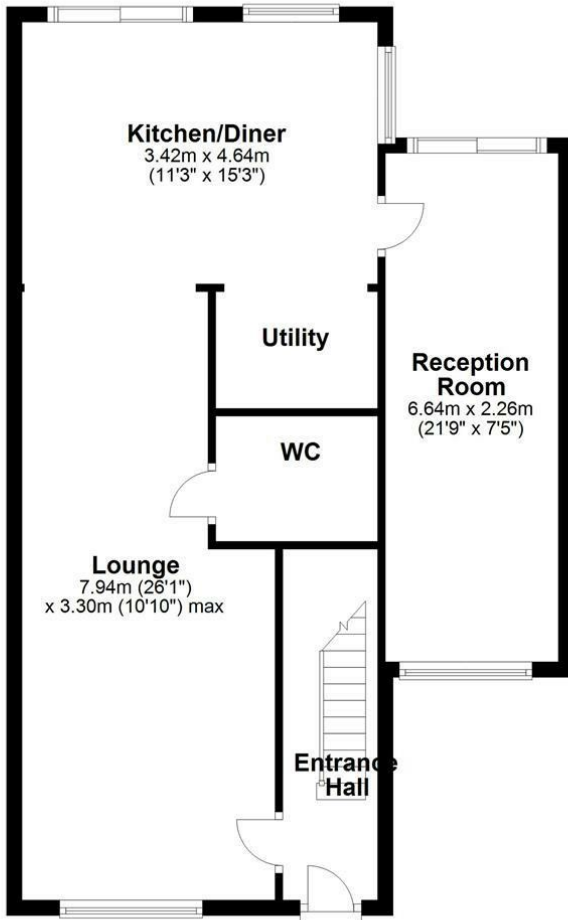


- ADDITIONAL RECEPTION ROOM • MASTER BEDROOM WITH WET ROOM • SPACIOUS TIERED GARDEN WITH SUMMERHOUSE AND POND • DRIVEWAY TO THE FRONT



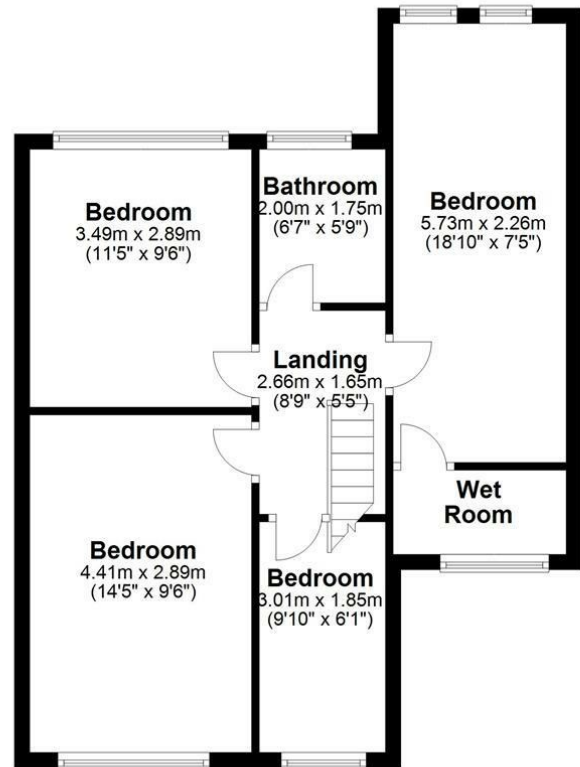
Ground Floor

Approx. 68.8 sq. metres (741.0 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



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	69	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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