



Round Windows Pule Hill, Boothtown Halifax HX3 6TY

welcome to

Round Windows Pule Hill,Boothtown Halifax

This is a rare opportunity to purchase a staple property in a highly sought after area and it's charming features offer a wealth of warmth and comfort. The property is offered with no onward chain and is ready to move into, which makes it available to enjoy by its new owners.



Lounge

15' 1" x 14' 9" (4.60m x 4.50m)

Spacious living room that has a cosy cottage style decor, offering ample space for furniture. Boasting beamed ceiling, exposed stone walls (with inset shelving) and storage cupboard. The main feature of the room is the large multi-fuel stove, on a tiled hearth and with wooden mantelpiece. With a wooden floor, central light fitting, two radiators, two uPVC double glazed windows to the front elevation and a television access point.

Bedroom Five/Office

13' 1" x 11' 5" (3.99m x 3.48m)

Perfect for use as a work from home office and could be a fifth bedroom if desired. The space is well illuminated owing to the dual aspect nature with its uPVC double glazed windows to the front and side elevations. Featuring a multi-fuel stove, on a modern hearth, which can easily heat this room. With a wooden floor, single radiator, beamed ceiling and wall mounted light fittings.

Dining Room

15' 1" x 14' 9" (4.60m x 4.50m)

A generous and well-presented dining room, offering plenty of space for dining furniture perfect for family gatherings. The dining room features an inset multi-fuel burning stove, with a wooden mantelpiece, that offers a charming feature for the whole room. There is an under stairs storage cupboard to one side. The room benefits from a boxed cornice ceiling, two uPVC double glazed windows to the front elevation, wooden floor and two radiators.

Kitchen

18' 8" x 6' 10" (5.69m x 2.08m)

A beautifully presented kitchen, featuring a large "U" shaped set of solid oak work surfaces all with over or under counter cupboards and drawers. With a stained-glass window, to the rear elevation, that offers a fantastic and unique feature for the kitchen. With a large range style cooker unit, large stainless steel extractor hood, slate floor, tiled splashbacks, ceiling spotlights, uPVC double glazed window to the

side elevation, single radiator, under cupboard down lights, space for a fridge/freezer and an inset stainless-steel sink with stainless steel mixer tap.

Utility Room

13' 5" x 6' 10" (4.09m x 2.08m)

Handy & practical utility room with numerous wall length cupboards which offers the perfect storage space. The whole room is light and bright owing to numerous ceiling inset spotlights in addition to the frosted uPVC double glazed window to the rear elevation. With a slate floor, solid oak work surfaces, inset porcelain sink, stainless steel tap, plumbing for a washing machine and tiled splashbacks.

Conservatory

14' 9" x 14' 5" (4.50m x 4.39m)

Large conservatory, with uPVC double glazed windows to three sides, offering the perfect place to sit back and enjoy the stunning views. There is more than ample space for a three-piece suite offering another reception room. With a wooden floor, central light fitting, uPVC double glazed French doors opening to the side garden, two radiators, air conditioning unit and television access point.

Bedroom One

15' 5" x 13' 1" (4.70m x 3.99m)

Master bedroom that offers plenty of space for a king-sized bed along with additional furniture. The room has a set of fitted wardrobes offering additional storage space. With uPVC double glazed windows to the front and side elevations. With a carpeted floor, beamed ceiling and single radiator.

Bedroom Two

15' 1" x 11' 9" (4.60m x 3.58m)

Good sized bedroom offering space for a king-sized bed along with additional bedroom furniture. With a carpeted floor, wall mounted light fittings, beamed ceiling, feature cast iron fireplace, single radiator and two uPVC double glazed feature round windows.

Bedroom Three

10' 5" x 6' 10" (3.17m x 2.08m)

Well-presented bedroom, offering space for a double bed. The room has a set of fitted wardrobes to one side. With two uPVC double glazed windows to the rear elevation, two Velux windows, ceiling inset spotlights, single radiator and carpeted flooring.

Bedroom Four

11' 9" x 9' 2" (3.58m x 2.79m)

Fourth bedroom, again another room featuring a cast iron fireplace. With a carpeted floor, fitted cupboard, central light fitting, loft access hatch, single radiator and uPVC double glazed round window to the front elevation.

Garage/Parking

20' x 19' (6.10m x 5.79m)

To the rear of the forecourt there is a Yorkshire stone cobbled driveway with a double garage. The garage comprises of a roller shutter to the front elevation and a uPVC double glazed door to the side elevation. The garage has a concrete floor, six strip lights, roof storage space and two frosted uPVC double glazed windows to the side elevations.

Summer House/Gym

19' x 13' 5" (5.79m x 4.09m)

Accessed from the rear of the garden, the room has a large set of aluminium bi-folding doors that present the ideal view over the valley as well as a set of aluminium double-glazed windows, to the side elevation. The perfect place for a home gym, work from home office or as a studio. The room has numerous ceiling inset spotlights, air conditioning, walnut vinyl plank flooring and rear storage cupboard. The summer house also features a plumbed WC, ideal for guests to use from the garden area. With a close coupled toilet, solid walnut work surface, inset porcelain washbasin, frosted aluminium double-glazed window to the rear elevation and central light fitting.

Externally

To the side of the property, elevated in a lofty position and overlooking the far-reaching views, is



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Round Windows Pule Hill, Boothtown Halifax

- OFFERED WITH NO ONWARD CHAIN
- PRIVATE ACCESS
- CHARACTER PROPERTY WITH ORIGINAL FEATURES
- SEMI-RURAL LOCATION IN A COUNTRYSIDE SETTING
- IMPRESSIVE VANTAGE POINT WITH FAR REACHING VIEWS

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114620 - 0007

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