



Rowan Lodge Upper Willow Hall, Halifax, HX2 7LN

Offers Over £475,000

- : Detached Family Home
- : Spacious Lounge With Dining Area
- : Integral Double Garage
- : Landscaped Gardens
- : Easy Access To Halifax & Sowerby Bridge
- : 4 Bedrooms & 4 Bathrooms
- : Modern Fully Fitted Dining Kitchen
- : Office/Study
- : Quality Fixtures & Fittings
- : Viewing Essential

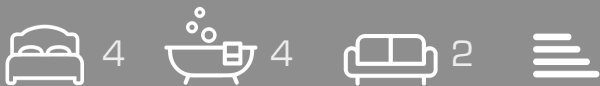
Rowan Lodge Upper Willow Hall, Halifax HX2 7LN

Situated in this highly desirable and much sought-after residential location in Willowfield lies this individually designed and built four-bedroom detached residence, providing spacious and attractive family accommodation.

Step inside this delightful family home and you cannot fail to be impressed by the quality of accommodation on offer, which boasts a wealth of high-quality fixtures and fittings throughout. The property briefly comprises an entrance hall, spacious lounge with dining area, modern fully fitted dining kitchen, office, four bedrooms (two with en suite shower rooms), family bathroom, ground floor shower room, integral double garage, attractive gardens, UPVC double glazing and gas central heating.

The property provides excellent access to Halifax and Sowerby Bridge, together with convenient access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

This home presents an excellent opportunity for those looking to settle in a tranquil yet accessible area of Halifax. With its generous living spaces and modern conveniences, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.



Council Tax Band: E



ENTRANCE HALL

Front entrance door opens into the spacious entrance hall with solid wood flooring, inset spotlight fittings, single radiator and staircase leading to the first floor accommodation.

From the entrance hall door to the

SPACIOUS LOUNGE WITH DINING AREA

18'2" max x 20'0" max into 13'6"

A spacious principal reception room with a large floor-to-ceiling UPVC double glazed window to the front elevation providing this room with an abundance of natural light, together with a further UPVC double glazed window to the side elevation. Feature wall-mounted electric living flame fire, two double radiators, TV point, inset spotlight fittings and a fitted carpet.

From the lounge through to the

GARDEN ROOM / DINING AREA

9'7" x 10'3"

A delightful additional reception area with UPVC double glazed windows to two elevations incorporating French doors opening onto the flagged patio. UPVC double glazed roof, radiator and providing direct access to the

KITCHEN

10'9" x 14'6"

Modern fully fitted kitchen incorporating a comprehensive range of contemporary white wall and base units with matching work surfaces and inset single drainer sink unit with mixer tap. Bosch four-ring induction hob with stainless steel and glazed extractor canopy above, fan-assisted electric oven and grill, integrated dishwasher, matching splashbacks, complementing ducor and matching flooring. UPVC double glazed window to the side elevation and UPVC double glazed door providing access to the rear garden.

From the kitchen door opens to a

PANTRY

The pantry has a fitted work surface and provides excellent additional storage facilities. UPVC double glazed window to the side elevation.

From the kitchen door opens to the

UTILITY CUPBOARD

Plumbed for an automatic washing machine with fitted wall and base cupboards, matching work surface and an extractor fan.

From the kitchen, a door opens into the

INTEGRAL DOUBLE GARAGE

18'2" x 16'8"

With electric up-and-over door, power and lighting. The double garage houses the Ideal Logic gas central heating boiler together with the pressurised hot water cylinder and has a single radiator.

From the entrance hall door to the

OFFICE/STUDY

10'11" x 6'11"

A versatile home office fitted with wardrobes to two walls incorporating a fitted desk and drawer units. UPVC double glazed window to the front elevation, double radiator and A fitted carpet.

From the entrance hall door to

BEDROOM FOUR (GROUND FLOOR)

11'9" x 9'1"

UPVC double glazed window to the side elevation, inset spotlight fittings, double radiator and fitted carpet. This bedroom is presently used as a snug/ second sitting room.

From the entrance hall door opens to the

GROUND FLOOR SHOWER ROOM

Modern white three-piece suite comprising hand wash basin, low flush W/C and walk-in shower cubicle with Mira shower unit. The shower room is tiled around the shower area with complementing colour scheme to the remaining walls, UPVC double glazed window to the rear elevation, single radiator and extractor fan.

From the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

This spacious landing has a solid wood flooring, double radiator and UPVC double glazed window to the rear elevation. The high vaulted ceiling gives the landing a sense of space.

From the landing door to the

MASTER BEDROOM

18'2" x 13'9" max

An impressive principal bedroom featuring an arched UPVC double glazed window to the front elevation, two Velux double glazed skylight windows and an additional circular feature window to the side elevation, all combining to create an exceptionally light and spacious room. The bedroom has fitted bedroom furniture incorporating wardrobes, dressing table and chest of drawers. Two double radiators and a fitted carpet.

From the bedroom door to the

EN SUITE SHOWER ROOM

Modern white three-piece suite incorporating hand wash basin set within a vanity unit with fitted cupboards beneath, low flush W/C and large walk-in shower. The shower room is extensively tiled with complementing ducor and a matching tiled floor, inset spotlight fittings, Velux double glazed skylight window and a chrome heated towel radiator.

From the landing door to the

FAMILY BATHROOM

Modern white three-piece suite incorporating hand wash

basin and low flush WC set within fitted bathroom furniture together with a panelled bath incorporating shower unit. The bathroom is extensively tiled around the suite with complementing wall décor and a matching tiled floor. UPVC double glazed window to the front elevation, chrome heated towel radiator and inset spotlight fittings.

From the landing door to

BEDROOM THREE

7'11" x 8'9"

This bedroom has a uPVC double glazed window to the front elevation, double radiator and fitted carpet.

From the landing door to

BEDROOM TWO

11'8" x 9'2"

A spacious double bedroom with large arched UPVC double glazed window to the side elevation together with a Velux double glazed skylight window, providing an abundance of natural light. Sliding mirrored doors opening to fitted wardrobe facilities, double radiator and fitted carpet.

From the bedroom door opens to the

EN SUITE SHOWER ROOM

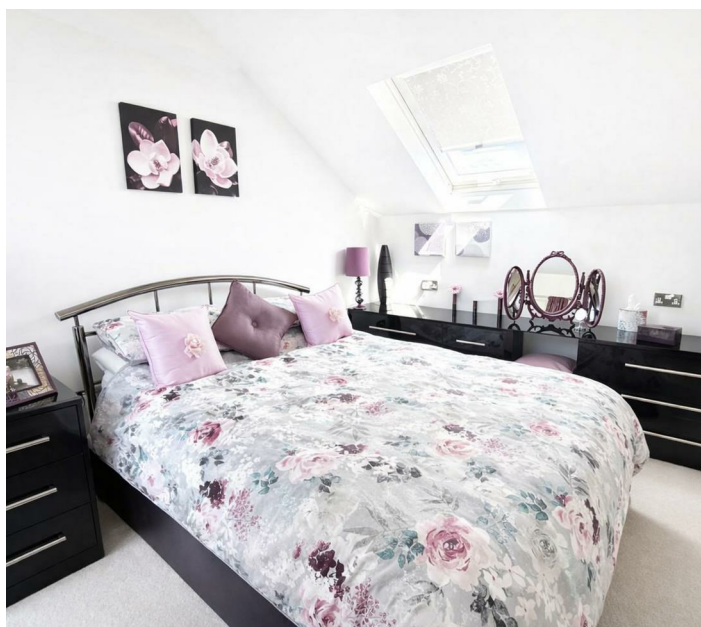
White three-piece suite comprising hand wash basin, low flush WC and walk-in shower cubicle. Tiled around the shower with complementing wall décor, tiled floor and single radiator.

GENERAL

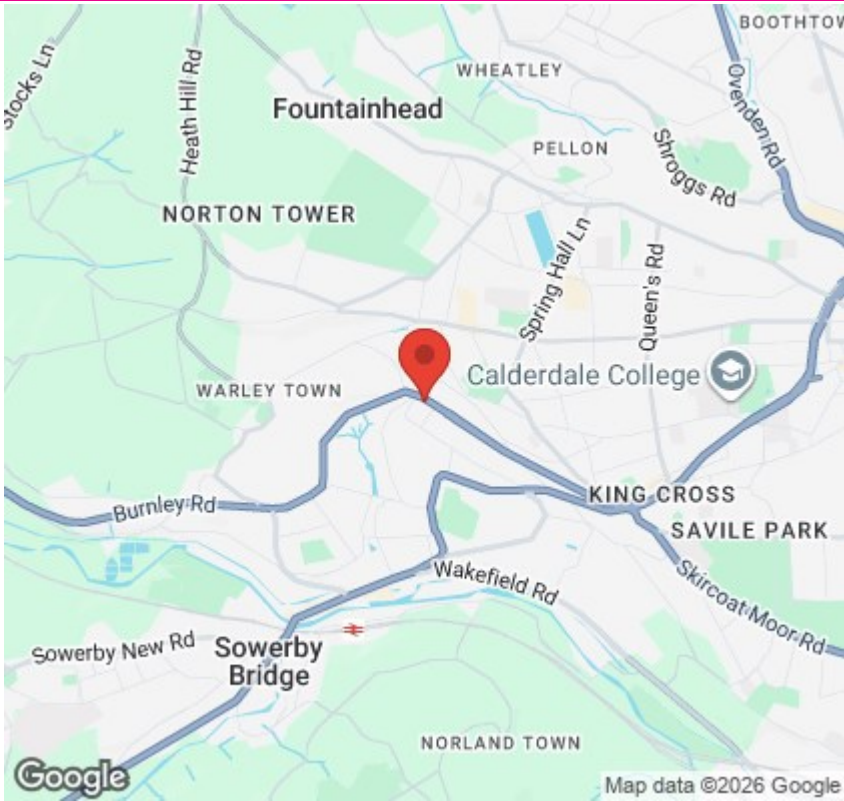
The property is constructed of stone and is surmounted by a tiled roof. It benefits from all mains services including gas, water and electricity together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band E

EXTERNAL

To the front of the property there is a private driveway providing off-road parking for numerous vehicles and leading to the integral double garage. There is a lawned garden with mature plants and shrubs together with a flagged patio leading to the front entrance. A garden shed is included within the sale. To one side of the property there is a further flagged patio together with a lawned garden, the path continues to the rear of the property where there is an attractive enclosed garden incorporating a flagged pathway leading through raised flower beds stocked with mature plants and shrubs to a further flagged patio area. The rear garden also provides direct access to both the kitchen and the garden room/dining area, creating an ideal space for outdoor entertaining.







Directions

SAT NAV HX2 7LN

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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		
England & Wales	EU Directive 2002/91/EC	



For illustrative purposes only. Not to scale.