



## 4 Willow Close, Willowfield, Halifax, HX2 7NQ

Offers Over £270,000

- : Highly Desirable Location
- : Gardens, Store Garage & Off Road Parking
- : Modern Bathroom & Kitchen
- : Beautifully Presented Home
- : Realistically Priced
- : Attractive Family Home
- : 3 Bedrooms (2 double 1 single)
- : Easy Access to Halifax & Sowerby Bridge
- : Semi Detached Residence
- : Viewing Essential

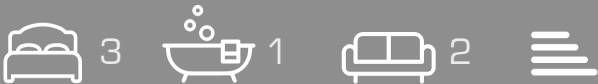
## 4 Willow Close, Halifax HX2 7NQ

Situated in this highly desirable and much sought-after residential location, this semi detached residence provides attractive and well-appointed family accommodation.

This delightful family home briefly comprises of an entrance hall, lounge, modern fully fitted dining kitchen, 3 bedrooms, and a modern bathroom.

Step inside this delightful residence and you will immediately appreciate the quality and space on offer, with a wealth of modern fixtures and fittings throughout. The property benefits from UPVC double glazing, gas central heating, gardens, garage, and off-road parking, as well as excellent access to local amenities in both Halifax and Sowerby Bridge, along with convenient links to the Trans-Pennine road and rail network connecting to Manchester and Leeds.

The property is being offered for sale at this realistic price and as such an early appointment to view is strongly recommended



Council Tax Band: C



### ENTRANCE HALL

Covered entrance porch with UPVC double glazed entrance door opening into the entrance hall. Featuring a UPVC double glazed window to the side elevation, double radiator, under-stairs storage cupboard, and access to the principal ground floor rooms.

From the entrance hall door to the

### LOUNGE

13'3" x 10'11"

A bright and welcoming reception room with UPVC double glazed window to the front elevation, feature fireplace with living flame log-effect gas stove set on a matching hearth, TV point, double radiator, and fitted carpet.

From the entrance hall door opens to

### DINING KITCHEN

19'7" x 10'3"

A superb open-plan dining kitchen fitted with a range of modern wall and base units, matching work surfaces, and inset stainless steel single drainer sink with mixer tap. Integrated four-ring gas hob with extractor canopy above and fan-assisted electric oven and grill beneath. Plumbing for an automatic washing machine, integrated wine cooler, and built-in storage cupboard. The kitchen is attractively tiled around the work surfaces and decorated in a complementing colour scheme.

Also featuring UPVC double glazed window to the rear, UPVC side entrance door, ceiling spotlights, and French doors opening onto the rear flagged patio garden, flanked by additional UPVC windows. Wall-mounted TV fitting and double radiator complete the space.

from the entrance hall stairs lead to the

### LANDING

With UPVC double glazed window to the side elevation, access to a fully insulated and partially boarded loft via loft ladder, and fitted carpet throughout.

From the landing door opens to

### BATHROOM

A stylish modern three-piece suite comprising pedestal wash basin, low flush W/C, and panelled bath with rainfall shower and handheld attachment. Fully tiled walls, modern vertical radiator, built-in storage cupboard, UPVC double glazed window to the rear, extractor fan, and inset ceiling spotlights.

From the entrance hall door opens to

### BEDROOM TWO

11'1" x 9'8"

A spacious bedroom with fitted wardrobes running the full length of one wall, UPVC double glazed window to the rear overlooking the garden, double radiator, and fitted carpet.

From the entrance hall door opens to

### BEDROOM ONE

11'8" x 10'11"

Double bedroom with built-in wardrobes to either side of the chimney breast, UPVC double glazed window to the front, corniced ceiling, wall-mounted TV point, double radiator, and fitted carpet.

From the entrance hall door opens to

### BEDROOM THREE

8'7" x 8'7"

Ideal as a child's room, guest room, or study, with UPVC double glazed window to the front, internal wardrobes and fitted shelving, double radiator, and fitted carpet.

### GENERAL

: Construction: Stone-built under a tiled roof

: Tenure: Freehold

: Council Tax Band: C

: Services: Mains gas, electricity, water

: Heating: Gas central heating

: Double Glazing: Full UPVC

### EXTERNAL

To the front of the property is a neatly presented garden and flagged driveway providing off-road parking, which extends along the side of the property to the rear. The rear garden is a real highlight, featuring a flagged patio, rockery, and mature plants and shrubs, offering a peaceful and private outdoor space. There is also a large garden store.

The garage is equipped with power, lighting, and an alarm system, offering excellent additional storage or workspace.



**Directions**

SAT NAV HX2 7NQ

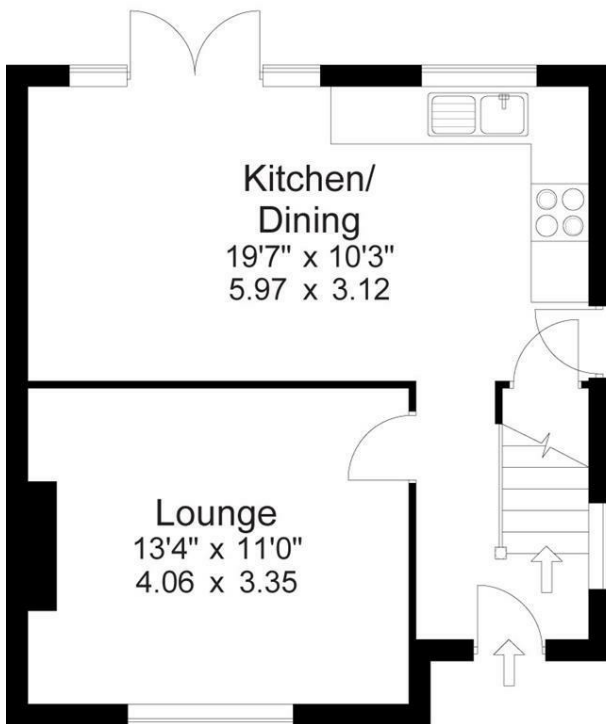
**Viewings**

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

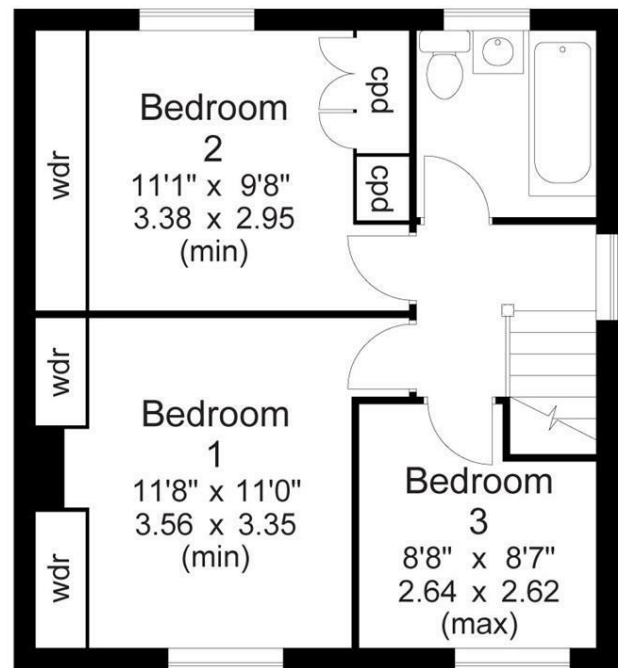
**EPC Rating:**

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

Approx Gross Floor Area = 824 Sq. Feet  
= 76.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.