18 Ingwood Parade, Greetland, Halifax, HX4 8DE

Offers Over £350,000

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This deceptively spacious 3/4 bedroomed townhouse has been extended from its original form by way of a ground floor rear extension and now provides spacious and well appointed family accommodation. Benefitting from a magnificent open plan family living space incorporating breakfast kitchen, dining area and family room with patio doors opening out onto the reach garden. To the ground floor, there is an additional games room but could be utilised as a fourth bedroom if desired, and there is also a cloakroom/WC and study. To the first floor are 3 spacious bedrooms with ensuite facilities to the master bedroom together with a family bathroom. The property benefits from underfloor heating to the lower ground floor where there is a family room and kitchen with a range of integrated appliances. Situated on a cul-de-sac development in this popular residential area, the property must be viewed internally to truly appreciate the size, quality and position of this outstanding family home.

GROUND FLOOR:-

Enter the property via a covered entrance porch into:-

Entrance Hall

Which has oak flooring, a central heating radiator with panelling, a built-in cloaks cupboard and a separate cloakroom/WC.

Cloakroom / WC

Fitted with a 2 piece suite comprising concealed flush WC with granite top and a semi-pedestal wash basin with chrome waterfall mixer tap. There is also a chrome ladder style central heating radiator.

Office

10'10" x 5'0" (3.30m x 1.52m)

There is a central heating radiator.

Former Garage

10'11" x 9'6" (3.33m x 2.90m)

With up and over roller shutter door.

Games Room

18'0" x 11'6" (5.49m x 3.51m)

Formerly the living room but has since been converted into a family games room. This room is fitted with oak flooring, a central heating radiator, 2 uPVC double glazed windows and a feature media wall with recessed alcoves with inset mood lighting.

LOWER GROUND FLOOR:-

A staircase descends to the lower ground floor inner hallway which has inset stairwell lighting, glazed balustrades and an access door to the cloakroom/WC.

Cloakroom / WC

Furnished with a 2 piece suite comprising consealed flush WC, vanity wash basin with chrome waterfall mixer tap and cupboards and drawers beneath. There is also sunken LED lighting and full tiling to both the walls and floor.

Dining Kitchen / Family Room

37'0" x 19'0" max (11.28m x 5.79m max)

A spacious living space with French doors opening out onto the rear garden and also having a range of matching modern floor and wall units with granite working surfaces and under unit lighting together with pelmet mood lighting above. Appliances include a Bosch induction hob with extractor fan and light over, double oven and grill, integral dishwasher, 1.5 bowl sink unit with granite drainer and chrome mixer taps and space for an American style fridge freezer. There is also oak flooring which continues into the family room which has sunken LED lighting, feature media wall and ceiling coving.

Utility Room

7'2" x 5'3" (2.18m x 1.60m)

Fitted with base and wall units, an inset stainless steel sink unit with mixer taps and side drainer. space and plumbing for a washing machine and with part tiling to the walls and a fully tiled floor.

FIRST FLOOR:-

Landing

With inset stairwell lighting, chrome and glass balustrades and a central heating radiator to the landing.

Master Bedroom

15'8" x 11'0" (4.78m x 3.35m)

This spacious master bedroom suite has a range of fitted furniture including built-in wardrobes, dressing table and drawer units, vanity mirror with lighting above, sunken LED lighting, graphite central heating radiator and a retractable television.

Ensuite Shower Room

Furnished with a 3 piece suite comprising concealed flush WC, vanity wash basin with cupboards beneath and a corner shower cubicle. There is also full tiling to both the floor and walls, a chrome ladder style radiator and sunken LED lighting.

Bedroom

12'5" x 8'11" (3.78m x 2.72m)

Peacefully situated to the rear of the property and having a central heating radiator, a uPVC double glazed window and built-in wardrobes.

Bedroom

8'11" x 9'9" (2.72m x 2.97m)

Peacefully situated to the rear of the property and fitted with a central heating radiator, a uPVC double glazed window and built-in double wardrobes with mirrors.

Bathroom

Being fully tiled to both the floor and walls and having a 3 piece white suite comprising low flush toilet, ceramic wash bowl with chrome mixer taps, whirlpool bath with chrome mixer taps and overhead shower. There is also a chrome ladder style radiator and sunken LED lighting.

OUTSIDE:-

To the front, there is a tarmacadam driveway. To the rear, there are landscaped gardens with full width flagged patio, inset centre lawn, outside lighting and a corner koi carp pond with waterfall.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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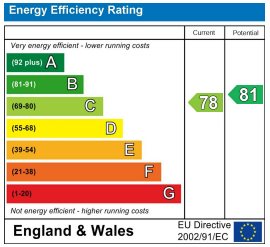
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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