



Sandal Magna, Halifax HX3 7QD



welcome to

Sandal Magna, Halifax

A well-presented property located in the sought-after Sandal Magna area of Halifax, offering spacious accommodation throughout. With bright living spaces, well-proportioned bedrooms, and a modern finish, this home is ideal for buyers seeking comfort and convenience.



Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, gas central heating radiator, wood door to the front elevation.

Lounge

18' x 13' 3" (5.49m x 4.04m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire with featured mantle piece, UPVC double glazed window to the front elevation.

Dining Room

12' 8" x 11' 5" (3.86m x 3.48m)

The dining room comprises of laminate flooring, ceiling light points, gas central heating radiator, side door leading to conservatory.

Kitchen

12' x 8' 8" (3.66m x 2.64m)

The kitchen comprises of laminate flooring, gas central heating radiator, matching wall and base units with work top over, integrated appliances. UPVC double glazed window to the rear wooden door to the side elevation.

Conservatory

11' 11" x 10' 5" (3.63m x 3.17m)

The conservatory comprises of laminate flooring, French door to the side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

Bedroom One

14' max x 10' 4" (4.27m max x 3.15m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted mirrored wardrobes, UPVC double glazed window to the front elevation.

En-Suite

The En-suite comprises of vinyl flooring, tiled walls,

ceiling spotlights, low level W/c, fitted vanity unit with wash hand basin, fitted shower, fan extractor.

Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

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

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bedroom Four

9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling spotlights, gas central heating radiator, , panelled bath with shower over, fitted vanity unit with back to wall W/c, UPVC double glazed window to the side elevation.

Downstairs W/C

the downstairs W/c comprises of tiled flooring, gas central heating radiator, low level W/c, wash basin, UPVC double glazed window to the front elevation.

Externally

Externally the property benefits from a driveway and attached garage to the front and to the rear there is a lawned and flagged area.



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welcome to

Sandal Magna, Halifax

- FOUR BEDROOM DETACHED PROPERTY
- LOCATED IN THE POPULAR AREA OF SHELF
- DRIVEWAY & GARAGE & CONSERVATORY
- REAR ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115077 - 0004

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