



13 Fenny Royd, Hipperholme, Halifax, HX3 8HG

Offers Over £245,000

- : Desirable Residential Location
- : 2 Reception Rooms
- : Large South facing garden To the front
- : Attractive Panoramic Views
- : Realistically Priced
- : Attractive family Home
- : 3 Bedrooms
- : large Detached Garage with further Off Road Parking for 3 Vehicles
- : Close to Excellent Schools & Local Shops
- : Viewing Strongly Recommended

13 Fenny Royd, Halifax HX3 8HG

Situated in this highly desirable and much sought after residential location, enjoying superb panoramic views from its slightly elevated and commanding position, lies this attractive three bedroomed semi detached residence providing a delightful family home. The property briefly comprises entrance vestibule, 2 reception rooms, modern kitchen, 3 bedrooms, gardens to front and rear, a detached garage with off road parking for 3 vehicles, uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Hipperholme and Northowram, including excellent schools as well as easy access to Halifax town centre and the M62 motorway network linking the business centres of Manchester & Leeds.

This south facing property has a large garden to the front with a further garden, off road parking and a large garage to the rear. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.



Council Tax Band: C



KITCHEN

12'7" x 5'9"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 bowl sink unit with mixer tap, 4 ring gas hob, with an extractor above, fan assisted electric oven and grill, integrated microwave and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed windows to two elevations. One single radiator and a side entrance door.

From the Kitchen through to the

DINING ROOM

10'11" x 10'0"

With a uPVC double glazed window to the rear elevation overlooking the rear garden. Fire to the chimney breast on a marble hearth with coal effect gas fire and breakfast bar. Dado rail, one telephone point, laminate wood floor, and one double radiator.

From the Dining Room glass panelled double doors open into the

LOUNGE

14'4" x 11'0"

With angular bay window to the front elevation taking full advantage of the superb panoramic views this property provides over the Shibden Valley. Feature fireplace to the chimney breast incorporating fire surround with ceramic inset and hearth with coal effect living flame gas fire. Cornice to ceiling with matching dado rail, one TV point and one double radiator.

From the Lounge a glass panelled door opens into the

ENTRANCE HALL

With a uPVC double glazed window to the side elevation and one single radiator. Door to a walk-in storeroom housing the Worcester combination boiler (installed in 2012). Glass panelled front entrance door opening to

FRONT ENTRANCE PORCH

With uPVC double glazed windows to three elevations and a uPVC double glazed front entrance door opening onto a raised decked area.

From the Entrance Hall stairs lead to the

FIRST FLOOR LANDING

With a window to the side elevation and access to an insulated and partially boarded loft.

From the landing a panelled door opens into the

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and a panelled bath with a Mira shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator. Door to cupboard with fitted

shelves providing useful storage facilities.

From the Landing a panelled door opens into

BEDROOM TWO

11'1" x 10'0"

With uPVC double glazed window to the rear elevation enjoying a garden outlook, and one double radiator.

From the Landing a panelled door opens into

BEDROOM ONE

14'6" x 10'5"

With uPVC double glazed window to the front elevation enjoying superb panoramic views down the Shibden Valley, period fireplace to the chimney breast and one double radiator.

From the Landing a panelled door opens into

BEDROOM THREE

10'4" x 6'3"

a uPVC double glazed window to the front elevation enjoying superb panoramic views. Double doors open to built-in wardrobe with cupboard space above. One double radiator and laminate wood floor.

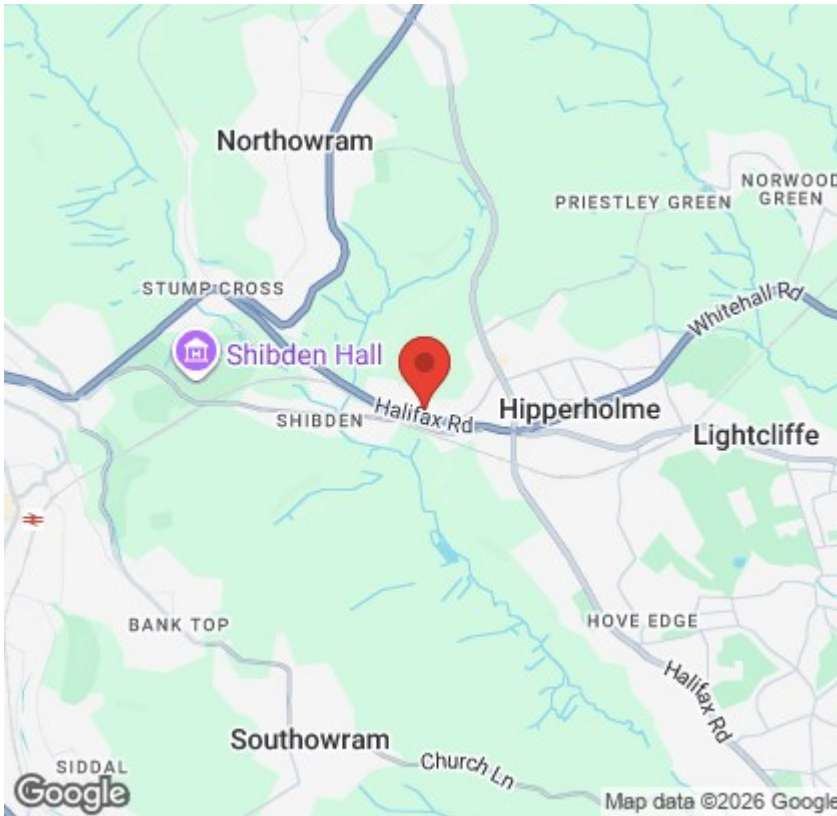
GENERAL

The property has the benefit of all mains services gas, water, and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in council tax band C

EXTERNAL

To the rear of the property there is hard standing parking for two vehicles and a single detached large garage and workshop (13'8" x 15'8") with parking in front, a lawned garden with rockery, a path and steps leading to the side entrance door.

The path continues to the front of the property where there is a large south facing terraced garden incorporating a raised decked area with external lights a lawn with flower and shrub borders and path.



Directions

SAT NAV HX3 8HG

Viewings

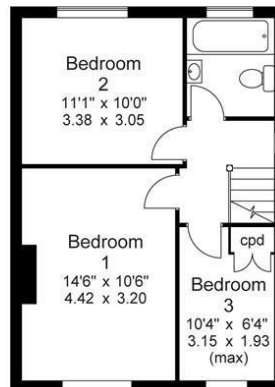
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

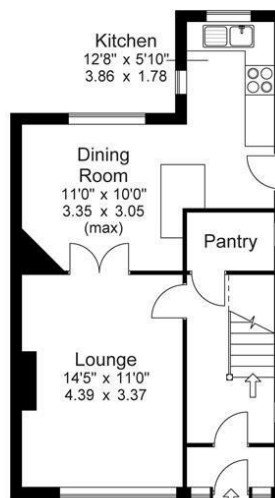
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 896 Sq. Feet
= 83.06 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.