Property@Kemp&Co









'The Lilacs', 9 Willowfield Drive, Halifax, HX2 7NH

Offers Over £495,000

: Superb Family Detached Home
: 3 Reception Rooms
: Modern Dining Kitchen
: Set On A large Plot With Beautifully Presented Gardens
: Easy Access To Halifax & Sowerby Bridge
: Highly Desirable & Convenient Residential Location
: 3/4 Bedrooms
: Downstairs Cloakroom & Utility Room
: Detached Double Garage
: Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk

9 Willowfield Drive, Halifax HX2 7NH

Situated in this highly desirable and much sought-after residential location lies this extended stone-built detached family home, providing attractive and spacious family accommodation set within mature, and beautifully maintained gardens.

The property offers an excellent opportunity for a growing family and has been thoughtfully extended to create versatile living space, whilst still offering further potential for enlargement, subject to obtaining the relevant planning permissions.

Just step inside this delightful home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, three reception rooms, downstairs cloakroom, modern fully fitted dining kitchen, utility room, 3/4 bedrooms, detached double garage, and superb manicured gardens, uPVC double glazing and gas central heating throughout.

The property is situated within this extremely sought-after residential area, providing excellent access to Halifax, Sowerby Bridge and the Trans-Pennine road and rail network, linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arrive to purchase a period detached family home on such a large plot in this highly desirable residential location and as such an early appointment to view is absolutely essential

4 1 3

Council Tax Band: E







ENTRANCE PORCH
A covered entrance porch with leaded uPVC double glazed entrance door opens into the

ENTRANCE HALL
A welcoming entrance hall with cornice to ceiling, radiator with display shelf above and a fitted carpet.

from the entrance hall door to

DOWNSTAIRS CLOAKROOM
A spacious downstairs cloakroom fitted with a modern white two-piece suite incorporating a hand wash basin set within a vanity unit and a low flush WC. uPVC double glazed window to the front elevation and radiator.

from the entrance hall door opens to the

DINING ROOM / BEDROOM FOUR
14'7" into bay x 12'5"
A spacious formal dining room which can be used as a fourth bedroom featuring an angular bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook. Feature marble fireplace incorporating a living flame electric fire set upon a matching hearth, cornice to ceiling, radiator and fitted carpet.

from the entrance hall door to the

SITTING ROOM
16'11" x 11'11"
The principal reception room features a striking Minster-style fireplace incorporating a living flame electric fire set upon a matching hearth. Two uPVC double glazed windows to the side elevation, cornice to ceiling, television point, and a fitted carpet.

From the sitting room through to the

GARDEN ROOM
14'10" max x 12'10"
Accessed via sliding double glazed doors from the sitting room, this delightful garden room enjoys uPVC double glazed windows to three elevations, creating a light and spacious atmosphere whilst taking full advantage of the attractive garden views. A uPVC double glazed door provides direct access to the flagged patio area. Inset spotlight fittings, radiator and attractive wood parquet flooring.

From the entrance hall door to the

DINING KITCHEN
17'7" x 10'5" narrowing to 7'3"
A modern and fully fitted dining kitchen incorporating a range of cream wall and base units with matching granite work surfaces and a one-and-a-half bowl sink unit with mixer tap, four ring induction hob, with extractor in stainless steel canopy above, electric fan assisted double oven with microwave and grill, integrated dishwasher, and an integrated fridge. The kitchen has matching granite splashbacks with complimenting colour scheme to the remaining walls. There is a uPVC double glazed window to the rear elevation enjoying an attractive garden view. uPVC double glazed French doors in the dining area open onto the patio to the rear of the property.

from the dining kitchen a door opens into the

UTILITY ROOM
9'2" x 9'8" max
Fitted with matching wall and base units complementing the kitchen, together with granite work surfaces and a single drainer sink unit with mixer tap. Plumbing for an automatic washing machine, matching splashbacks, complementary dūcor and tiled flooring. uPVC double glazed window to the side elevation, inset spotlight fittings and radiator. Side entrance door opens to a covered side entrance porch.

From the kitchen door opens to a

PANTRY
Useful walk-in pantry with fitted shelves providing excellent storage facilities.

From the entrance hall stairs with fitted carpet leads to the

FIRST FLOOR LANDING
uPVC double glazed window to the side elevation and a fitted carpet.

from the landing door to the

BATHROOM
A modern white four-piece suite comprising pedestal wash basin, low flush WC, corner shower cubicle with Mira Sport shower and corner panelled bath. The bathroom is extensively tiled around the suite with complementary dūcor to the remaining walls. uPVC double glazed window to the rear elevation, inset spotlight fittings, extractor fan, Dimplex wall-mounted electric heater and a tiled floor.

from the landing door to

BEDROOM ONE
15'6" into bay x 11'7"
A generous principal bedroom with angular bay window to the front elevation incorporating uPVC double glazed units, together with a further uPVC double glazed window to the side elevation. A full wall of fitted wardrobes with integrated dressing table provides excellent storage. Additional cupboard storage, radiator and fitted carpet.

from the landing door to

BEDROOM TWO
11'6" x 12'9"
A spacious double bedroom with uPVC double glazed windows to the rear and side elevations, creating a bright and airy room whilst enjoying attractive garden views. Radiator and fitted carpet.

From the landing door to

BEDROOM THREE
18'4" x 9'6" narrowing to 6'6"
An extended third bedroom featuring two uPVC double glazed windows to the front elevation, providing excellent natural light and offering flexible accommodation suitable for a bedroom, nursery or home office.

GENERAL
The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services of gas water and electric with the added benefit of gas central heating and uPVC double glazing. The property is freehold and is in council tax band E

EXTERNAL
The property stands within large mature and beautifully maintained gardens, providing attractive outdoor space for relaxation and entertaining. A flagged patio area adjoins the garden room which leads to a large lawned area, whilst the detached garage offers useful storage and parking facilities, with further off road parking provided by the driveway.















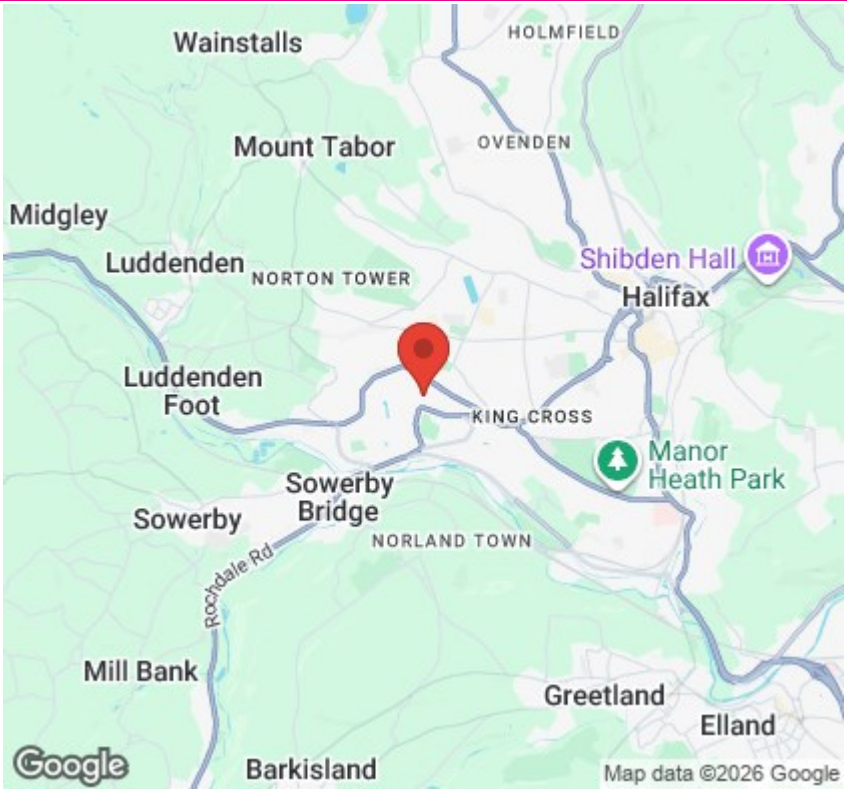












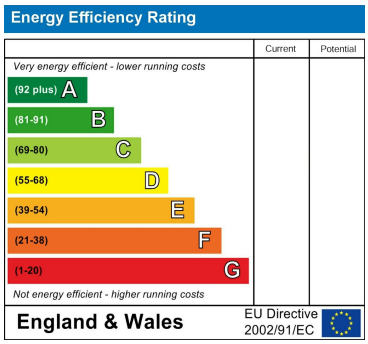
Directions

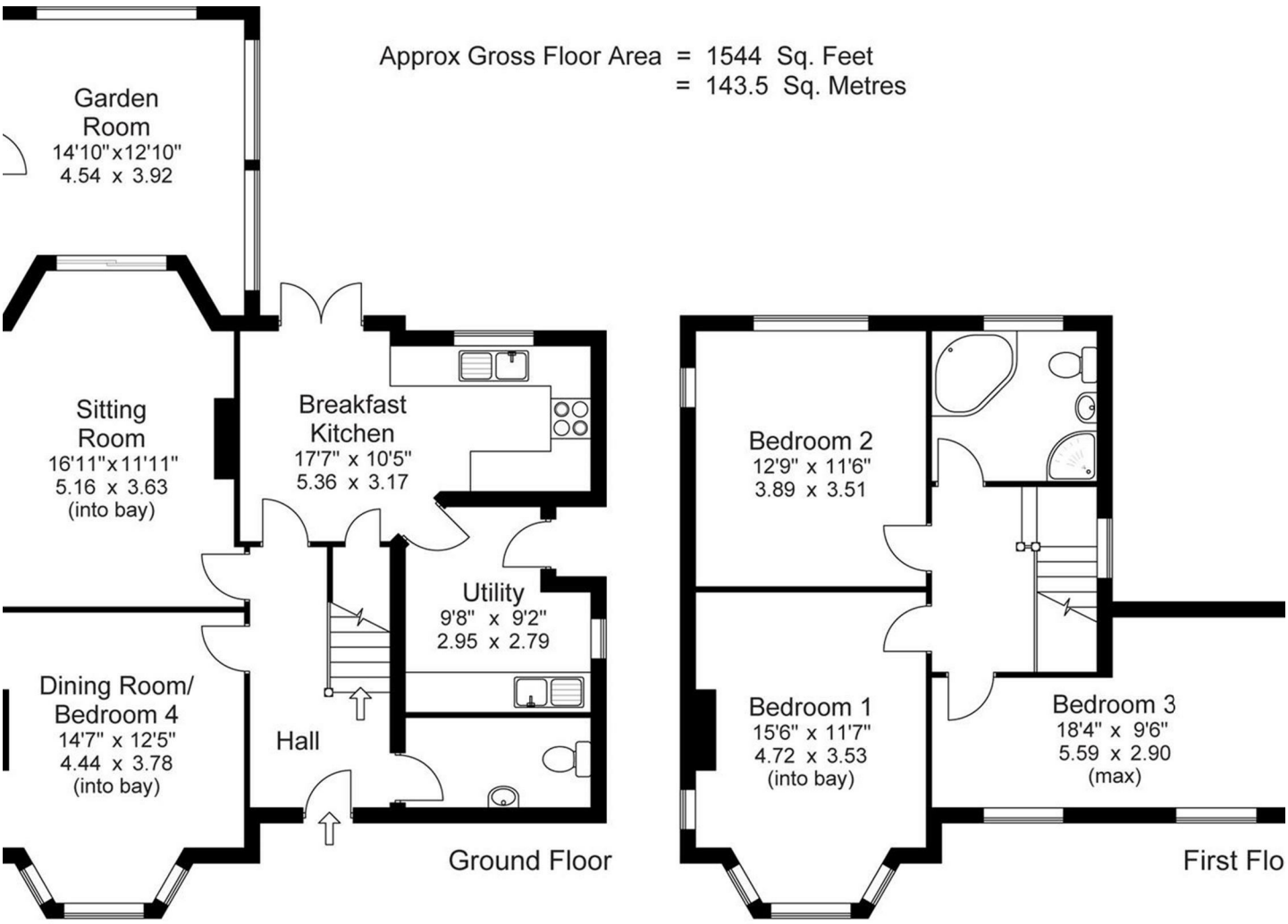
SAT NAV HX2 7NH

Viewings

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

EPC Rating:





For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk