



1 Millside Way, Halifax, HX3 9JU

Offers Over £375,000

- : Superb Detached Family Residence
- : Large Detached Double Garage
- : 2 Reception Rooms
- : Easy Access To Halifax & M62
- : Viewing Essential
- : 4 Double Bedrooms
- : Master Bedroom with En Suite
- : Private Gardens
- : Easy Access To Outstanding Schools
- : Realistically Priced

1 Millside Way, Halifax HX3 9JU

Nestled in the charming area of Millside Way, Halifax, this delightful detached family home offers a perfect blend of comfort and convenience.

The property features an inviting entrance hall, dining room, Breakfast kitchen, living room, Master bedroom with en-suite, three other good-sized bedrooms with an opportunity for an office, a house bathroom, double garage and spacious enclosed garden. The layout is thoughtfully designed to maximise both space and functionality, catering to the needs of contemporary living.

For those with a vehicle, the property includes parking for several cars, adding to the convenience of daily life. The surrounding area boasts a friendly community atmosphere, with the local amenities of Skircoat green and Savile park nearby, it is perfect for leisurely strolls or outdoor activities and close to outstanding schools.

This property has an abundance of appealing features and with its prime location, it presents an excellent opportunity for anyone looking to settle in Halifax. Do not miss the chance to make this property your new home and get in touch with PropertyatKemp&co today.



Council Tax Band: E



ENTRANCE HALLWAY

A composite entrance door opens into the welcoming entrance hallway which provides access to the principal ground floor accommodation. The hallway benefits from wood-effect laminate flooring, ceiling spotlighting, a useful understairs storage area and access to the downstairs cloakroom.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM

Fitted with a two-piece white suite incorporating a low flush WC and wash hand basin.

From the entrance hall door to the

DINING ROOM

10'2" x 8'9"

A cosy reception room enjoying views to the front garden through a UPVC double glazed window. The room benefits from continuation laminate flooring and ceiling light fitting.

From the entrance hall door to the

LOUNGE

20'2" x 10'2"

A spacious principal reception room providing an excellent space to entertain or relax with the family. This room features a living flame gas fire, decorative feature wall and beige fitted carpet. The lounge also benefits from ceiling three-arm pendant light fitting, wall light points, tv point, UPVC double glazed windows overlooking the front garden and patio doors providing direct access to the rear garden giving any prospective buyers the opportunity to invite the 'outside in' which is great for social events or family

bbqs.

From the entrance hall door to the

BREAKFAST KITCHEN

17'3" x 10'11"

Fitted with a range of matching wall and base units incorporating complementary work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap and drainer. Integrated appliances include a Zanussi electric oven with gas hob and extractor canopy above. UPVC double glazed windows overlook the attractive rear garden. There is also ample space for breakfast table to enjoy mornings as a family in the heart of this property.

From the kitchen through to the

UTILITY AREA

Providing additional storage and appliance space with plumbing for a washing machine, under-counter freezer space and housing the property's boiler. The utility area benefits from matching tiled walls to kitchen and complementary units.

From the entrance hall stairs with a fitted carpet lead to the

LANDING

With ceiling spotlights, loft access hatch and useful storage cupboard housing the hot water cylinder.

From the landing door to

MASTER BEDROOM

14'0" x 9'8"

A spacious bedroom enjoying views to the front elevation through

UPVC double glazed windows. Benefiting from fitted wardrobes, a built-in vanity unit, beige fitted carpet, three-arm pendant light fitting and access to the en-suite shower room.

From the bedroom door opens to the

EN-SUITE

Fitted with a three-piece suite incorporating a walk-in shower enclosure, low flush W/C and wash hand basin, mirrored wall cabinet and UPVC double glazed window providing ample light.

From the landing door to

BEDROOM THREE

10'11" x 8'0"

A double bedroom positioned to the rear elevation with UPVC double glazed window, beige fitted carpet, radiator and three-arm pendant light fitting.

From the landing door to

BEDROOM TWO

10'2" x 8'2"

A generous bedroom benefiting from fully fitted wardrobes, beige fitted carpet, additional storage cupboard, a three-arm pendant light fitting, radiator and UPVC double glazed windows to the front elevation.

From the landing door opens to

BEDROOM FOUR / OFFICE

10'2" x 9'6" max

A versatile room currently suitable for use as a bedroom or home office. Benefiting from beige fitted carpet, radiator, one ceiling light fitting and UPVC double glazed window to the rear elevation.

From the landing door opens to the

HOUSE BATHROOM

Fitted with a three-piece white suite incorporating a panelled bath with shower attachment, low flush W/C and wash hand basin. Complemented tiled walls and UPVC double glazed window to the rear elevation.

EXTERNAL

To the rear of the property is an attractive enclosed garden incorporating lawned, flagged patio and decorative pebbled areas, providing ideal space for outdoor entertaining. The garden is enclosed by fencing and benefits from an outside water supply and side access gate.

There is direct access to the double garage from the rear garden via a side personnel door.

To the front of the property is an attractive garden together with ample off-road parking to the side, leading to the double garage.

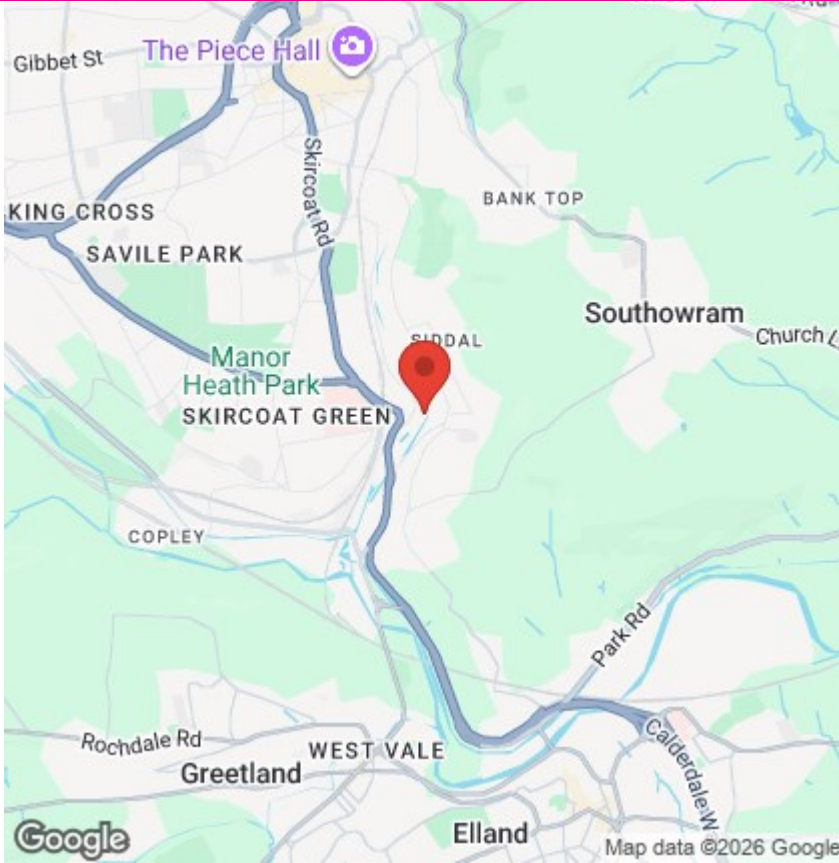
GENERAL

Viewing is strictly by appointment only. For further information or to arrange a viewing, please contact the team at Property@Kemp&Co on 01422 349222.

The property is leasehold on a 999 year lease commencing 2002 with a ground rent of 100 per annum. The property is in council tax band E.







Directions

SAT NAV HX3 9JU

Viewings

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EPC Rating:

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

