



5 Heath Royd, Halifax, HX3 ONW

Offers Over £350,000

- : Superb Period Semi - Detached Family Home
- : Spacious Lounge with Bay Window
- : Spacious Modern Fitted Bathroom
- : Gardens To Front & Rear
- : Easy Access To Motorway & Trainlines
- : No Chain
- : Modern Open Plan Dining Kitchen
- : Detached Single Garage
- : Close To Outstanding Schools
- : Viewing Essential

5 Heath Royd, Halifax HX3 0NW

Situated in the heart of one of Calderdale's most sought after and highly accessible residential locations, close to the open parkland areas of Manor Heath and Saville Park, lies this superior three bedroomed semi-detached residence, providing deceptively spacious and attractive family accommodation.

Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided, which has a wealth of quality fixtures and fittings together with many period features.

The property briefly comprises an entrance hall, lounge, open-plan modern fully fitted dining kitchen, cellars, three bedrooms, spacious modern bathroom, gardens to front and rear and a single garage, with the added benefit of UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax Town Centre and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase such a quality family home in this sought-after location and, as such, an early appointment to view in order to avoid disappointment is strongly recommended.



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2



Council Tax Band: D



ENTRANCE HALL

Bespoke made double arched glass-panelled entrance doors open into the entrance hall with cornice to ceiling, delft display rack, stained glass and leaded oval window to the side elevation, one double radiator and a fitted carpet.

From the entrance hall, a door opens into the:

LOUNGE

14'10" x 16'8"

With circular bay window to the front elevation incorporating uPVC double glazed units with leaded and stained glass panels. Feature brick fireplace to the chimney breast with log-effect living flame gas fire on a matching hearth, cornice to ceiling, one double radiator, two TV points and a fitted carpet.

From the entrance hall, a door opens into the:

DINING ROOM

14'10" x 17'8" into bay window

With circular bay window to the rear elevation incorporating leaded and stained glass panels and overlooking the delightful south-facing rear garden. Feature fireplace to the chimney breast incorporating a living flame fire on a matching hearth, cornice to ceiling, two TV points, and one double radiator.

The dining area is open-plan through to the:

KITCHEN

8'8" x 10'7"

Being fully fitted with a range of modern white wall and base units incorporating quartz work surfaces with a 1.5 bowl sink unit with mixer tap, Bosch five-ring gas hob with extractor in a stainless steel and glazed canopy above, Bosch fan-assisted electric double oven and grill, Bosch integrated dishwasher, Bosch integrated microwave, and breakfast bar. UPVC double glazed leaded and stained glass window to the rear elevation with matching UPVC double glazed rear entrance door with leaded and stained glass panel above. Inset spotlight fittings to the ceiling and a laminate wood floor.

From the kitchen, a door opens to the:

CELLAR HEAD

With UPVC double glazed leaded and stained glass window to the side elevation and stairs leading down to the:

CELLARS

Plumbed for an automatic washing machine, with power and light. The cellar houses the tumble dryer and Baxi combination boiler and has a UPVC double glazed window to the side elevation.

Access through to a:

MAIN CELLAR

Providing excellent storage facilities with power and light.

Access to a:

SMALL KEEPING CELLAR

Again providing useful storage facilities with power and light.

From the entrance hall, a spindled staircase with fitted carpet leads to the half landing with UPVC double glazed leaded and stained glass window to the side elevation, with further steps leading to the landing with fitted carpet.

From the landing, a door opens into the:

SPACIOUS BATHROOM

Being fitted with a modern white luxury suite incorporating hand wash basin set into a vanity unit with mixer tap, low flush WC, walk-in shower with rainfall shower unit and a freestanding modern bath with mixer tap. The bathroom is tiled around the bath and shower areas with a complementary colour scheme to the remaining walls and a matching tiled floor with underfloor heating. Inset spotlight fittings to the ceiling, UPVC double glazed leaded and stained glass windows to the rear and side elevations providing this room with its light and spacious aspect, and a chrome heated towel rail/radiator.

From the landing, a door opens into:

BEDROOM TWO

13'8" x 14'4"

This spacious double bedroom has leaded UPVC double glazed windows to the rear elevation overlooking the rear garden, one double radiator, one TV point, and a fitted carpet.

From the landing, a door opens into:

BEDROOM ONE

14'9" x 13'2"

Spacious double bedroom with a leaded UPVC double glazed windows to the front elevation, fitted wardrobes to one wall, one double radiator, one TV point and a fitted carpet.

From the landing, a door opens into:

BEDROOM THREE

7'8" x 8'7"

This single bedroom is presently used as an office and has a leaded UPVC double glazed window to the front elevation, one double radiator, one TV point, and a fitted carpet.

Access to a partially boarded and fully insulated loft.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric, together with the added benefit of UPVC double glazing (the original leaded light windows are encapsulated in the new uPVC double glazed units), and gas central heating. The property has Jacaranda luxury carpets which are included in the sale

Tenure: Freehold

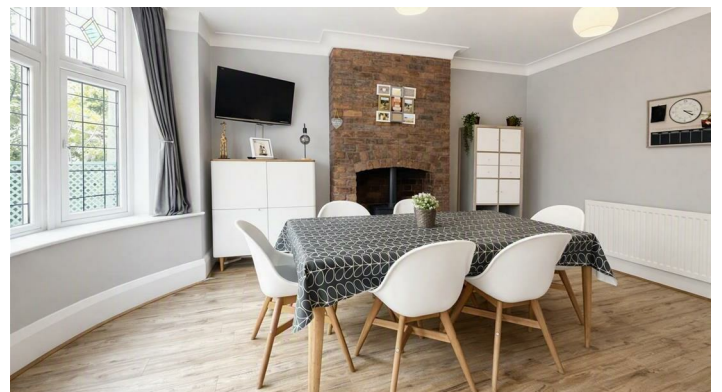
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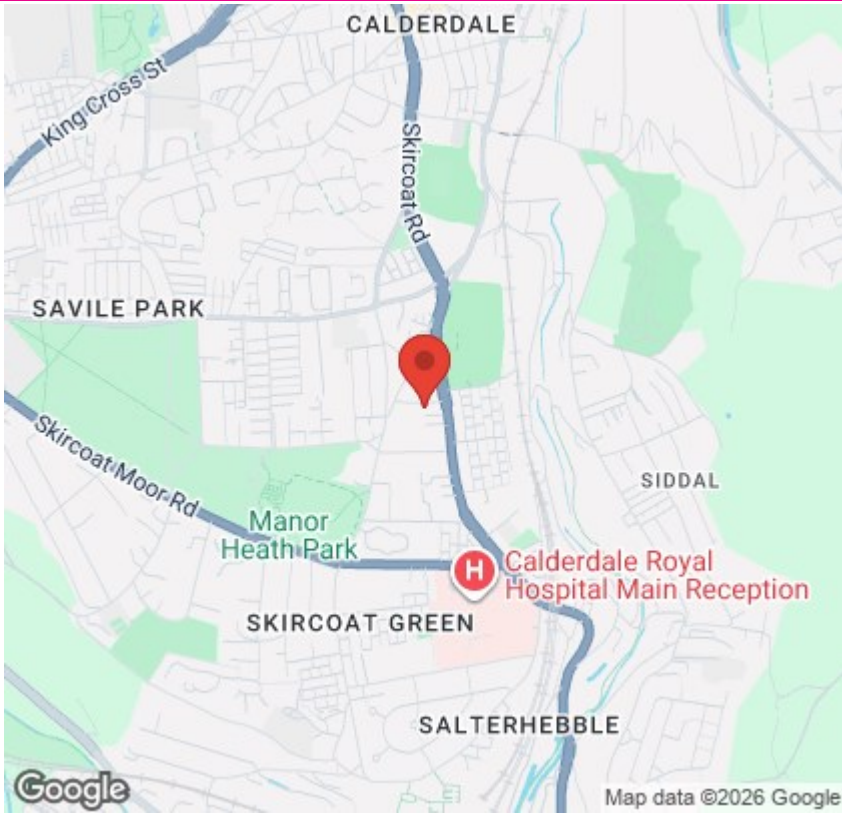
EXTERNAL

To the front of the property there is an attractive garden with lawn, mature plants and shrubs, with a pathway and steps leading to the front entrance door. To the side of the property there is a shared tarmac driveway leading to a single garage with up-and-over door. with a parking space in front of the garage.

To the rear of the property there is a delightful south-facing garden with flagged patio area, lawn and mature plants and shrubs, providing an attractive outdoor space.







Directions

SAT NAV HX3 ONW

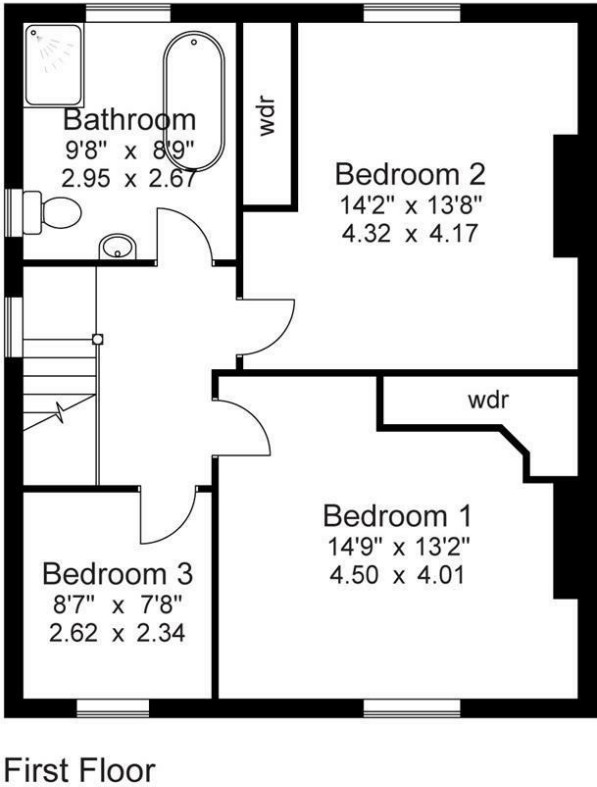
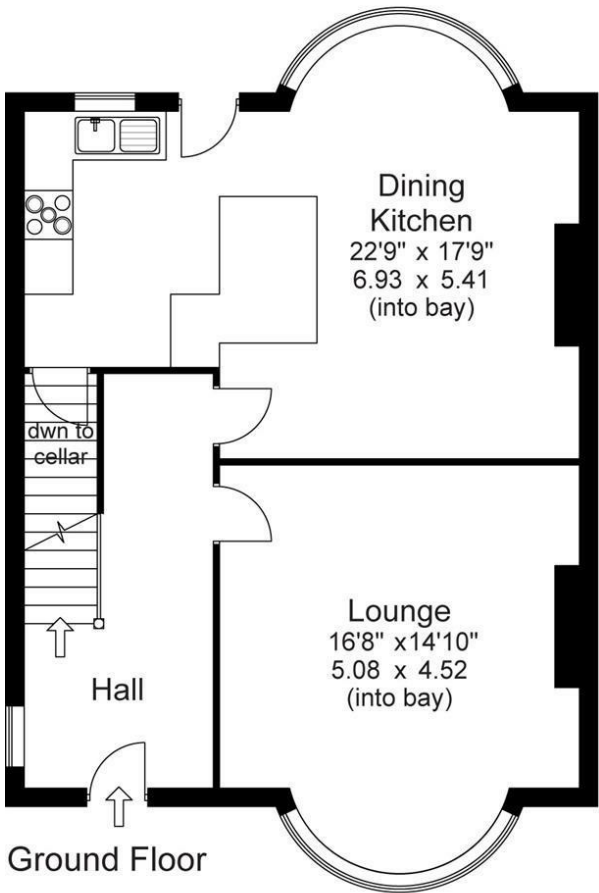
Viewings

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

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	

Approx Gross Floor Area = 1325 Sq. Feet
= 123.2 Sq. Metres



For illustrative purposes only. Not to scale.