



**Holly Park Way, Halifax HX2 8AJ**



**welcome to**

## **Holly Park Way, Halifax**

A four-bedroom town house which would be ideal for growing families. The property has a beautiful, modernised Kitchen & Bathroom and Benefits from a Driveway and Integral garage. There is a rear garden and Balcony!



### Entrance Hallway

The hallway comprises of tiled flooring, ceiling light point, gas central heating radiator. Stairs to the first floor, door leading to the garage and Bedroom one with En-suite and walk-in-wardrobe. Two storage cupboards under the stairs.

### Bedroom One

14' 1" x 10' 3" ( 4.29m x 3.12m )

Located on the ground floor is bedroom one comprising of laminate flooring, UPVC double glazed patio door leading to the rear and UPVC double glazed window leading out to the rear. Ceiling spotlights, two central heating radiators. This room benefits from an En-suite and walk in wardrobe.

### En-Suite

The En-Suite comprises of tiled flooring, ceiling spotlights, chrome heated towel rail, fitted shower, pedestal wash basin, low level W/C, UPVC double glazed window to the rear elevation.

### Walk In Wardrobe

The walk-in wardrobe comprises of laminate flooring, ceiling light point, fitted storage shelving and rails.

### First Floor Landing

The landing provides access to the Kitchen/Lounge/Dining area and holds the staircase to the second floor.

### Lounge

16' 10" x 10' 5" ( 5.13m x 3.17m )

The lounge comprises of carpet flooring, ceiling spotlights with stylish ceiling coving, two gas central heating radiators, two UPVC double glazed windows to the front elevation letting in ample natural light.

### Kitchen/Diner

14' 11" x 10' 5" ( 4.55m x 3.17m )

The beautiful modern kitchen comprises of tiled flooring, ceiling spotlights, matching wall and base units with complementary work surfaces over, integrated oven, induction hob, integrated dishwasher, integrated fridge and freezer and

integrated microwave. The kitchen has a UPVC double glazed window to the rear elevation, central heating radiator and French doors leading out to a Balcony.

### Second Floor Landing

Provides access to three bedrooms one with En-suite, family bathroom and Storage cupboard.

### Bedroom Two

16' 9" x 9' 8" ( 5.11m x 2.95m )

This bedroom comprises of carpet flooring, ceiling light points, gas central heating radiator, UPVC double glazed window to the front elevation.

### En-Suite

The En-suite comprises laminate flooring, ceiling spotlights, Anti - fog Led mirror, fitted vanity unit with wash basin, low level W/c, fitted shower, UPVC double glazed window to the rear elevation.

### Bedroom Three

10' 2" x 9' 1" ( 3.10m x 2.77m )

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

### Bedroom Four

7' 5" x 6' 5" ( 2.26m x 1.96m )

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

### Family Bathroom

The modern bathroom fitted with a four-piece suite comprises of panelled bath with Smart waterproof mirror TV, walk in shower, fitted vanity unit with wash hand basin. The bathroom has modern Gold Fixtures and fittings and benefits from tiled walls and flooring, ceiling spot lights, central heated towel rail,

### Loft

The loft is insulated with storage space.

### Externally

Externally the property benefits from a Driveway and Integral Garage to the front with Flower bed. To the rear of the property there is a Decked seating area from the bedroom and from the Kitchen there is a Balcony which is Decked and would make a great seating area for the summer months with a Outside tap.



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welcome to

## Holly Park Way, Halifax

- \*\*\*OFFERS OVER £220,000\*\*\*
- BEAUTIFULLY PRESENTED MODERN KITCHEN & BATHROOM
- FOUR BEDROOM TOWN HOUSE
- DRIVEWAY & INTEGRAL GARAGE
- SITUATED CLOSE TO GOOD SCHOOLS, LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over.

££££££££



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114410 - 0004

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