



8 Whitegate Drive, Siddal, Halifax, West Yorkshire, HX3 9AF Asking Price £330,000

Offered to the market is this recently modernised and spacious FOUR BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac with a large plot in Siddal - HX3 with local amenities and schools nearby. Offering great views over the valley, contemporary kitchen & bathrooms, and substantial living space across three floors, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising:

Ground floor - entrance hallway, dining kitchen, utility room, living room with balcony, double bedroom, bathroom.

First floor - two double bedrooms, a single bedroom and shower room.

Lower ground floor - garage with internal/external access, occasional room and home office/store room.

Externally the property is situated at the top of the cul-de-sac on a larger than typical plot offering potential for an extension (STPC), with a driveway and double garage to the front, and two spacious garden areas to the rear.

GROUND FLOOR

Dining Kitchen



The hub of this family home, open-plan dining kitchen with dual-aspect and french doors to the garden. With laminate flooring throughout, traditional column radiators, a central breakfast bar and ample room for a family dining table. The kitchen is fitted with a good range of matching shaker style units with complementary worktops and tiled splashbacks. Appliances - range cooker with extractor, american-style fridge/freezer, dishwasher, fridge & freezer, sink with drainer.

Living Room



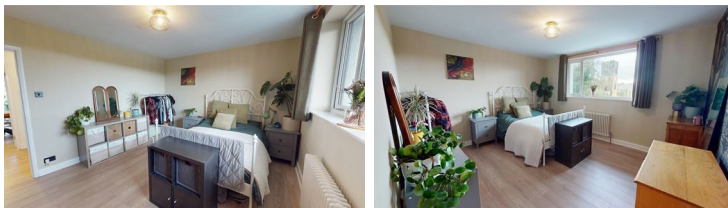
Spacious living room to the front of the property offering great views over Siddal and access to the front balcony. With traditional column radiator and offering ample space for a two/three-piece suite and media unit.

Balcony



Balcony to the front of the property with glass-panelled door from the living room. With tiled flooring, guard rail and ample space for outdoor seating to enjoy the view.

Bedroom



Ground floor bedroom to the front of the property currently being used as the primary bedroom with accompanying

bathroom across the hallway.

Offering a share of the view, with laminate flooring throughout and space for a large bed with side tables, wardrobes and dressing furniture.

Bathroom



Well-presented ground floor bathroom with frosted window and airing cupboard.

With wall-panelling, tile effect flooring, tiled splashbacks and contemporary three-piece suite - bath with overhead shower, wc, wash basin and chrome towel rail.

Entrance Hallway



Entrance hallway to the side of the property, with laminate flooring, storage closet, stairs with runner to first floor and access to all ground floor rooms/cellar.

FIRST FLOOR

Bedroom



Spacious first floor double bedroom to the front of the property offering a great dormer view across Siddal. With eaves storage, traditional style radiator and ample room for a double bed with side tables and wardrobes.

Bedroom



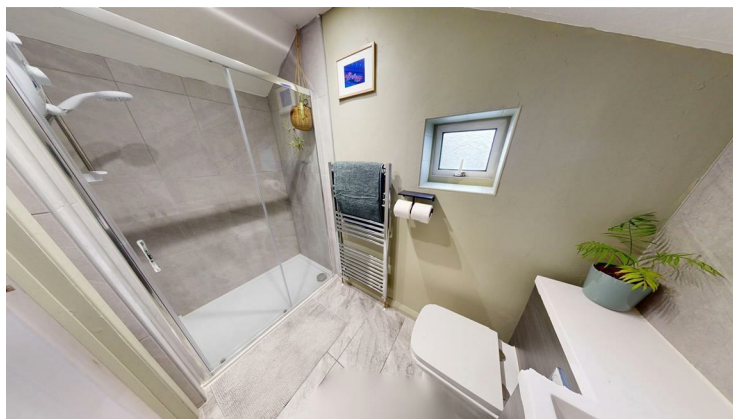
Second bedroom, a further double room with a view to the front across Siddal. With traditional style radiator, and space for a double bed with wardrobes or to be used as a home office as seen.

Bedroom



Third bedroom, a single room with a view to the garden. With a storage cupboard and space for a bed with dressing furniture - ideal for a child's bedroom/nursery.

Shower Room



Contemporary first floor shower room with frosted window to the side of the property. With tiled flooring and splashbacks, and a matching three-piece suite - walk-in shower with sliding door, wc, wash basin and chrome towel rail.

LOWER GROUND FLOOR

The lower ground floor consists of three rooms - garage, occasional room and store room/home office all with lighting and power supplies.

The floor offers ideal use for a home business space, or if preferable separate living accommodation.

Occasional Room



Occasional room to the lower ground floor with external access to the front and an accompanying storage cupboard.

With laminate flooring throughout, power supply and spotlights - offering great versatility with a multitude of potential uses.

Store Room/Home Office



Store room/home office leading through from the occasional room to the lower ground floor.

With a large fitted storage cupboard, power supply and spotlights.

Garage



Double garage to the lower ground floor with access through to the occasional room and from the ground floor hallway. With a folding garage door, power supply and offering ideal storage space for this family home.

EXTERNAL



Front



The property sits at the end of a quiet cul-de-sac, with ample off-street parking for multiple cars, and steps to the side leading to the entrance hallway and rear garden.

Utility Room

Useful utility/boot room with space for washer and dryer, cloakroom and coat storage.

Rear



The property has two generous garden areas to the rear of the property, both offering great privacy. With access from the dining kitchen french doors and side access to the front of the property. With a well-presented tiered garden area leading from the property complete with decking, a patio, and plenty of space for flowers and shrubs. The second area is a large lawned area to the top tier complete with recently added potting shed and garden room.

