

Peter David

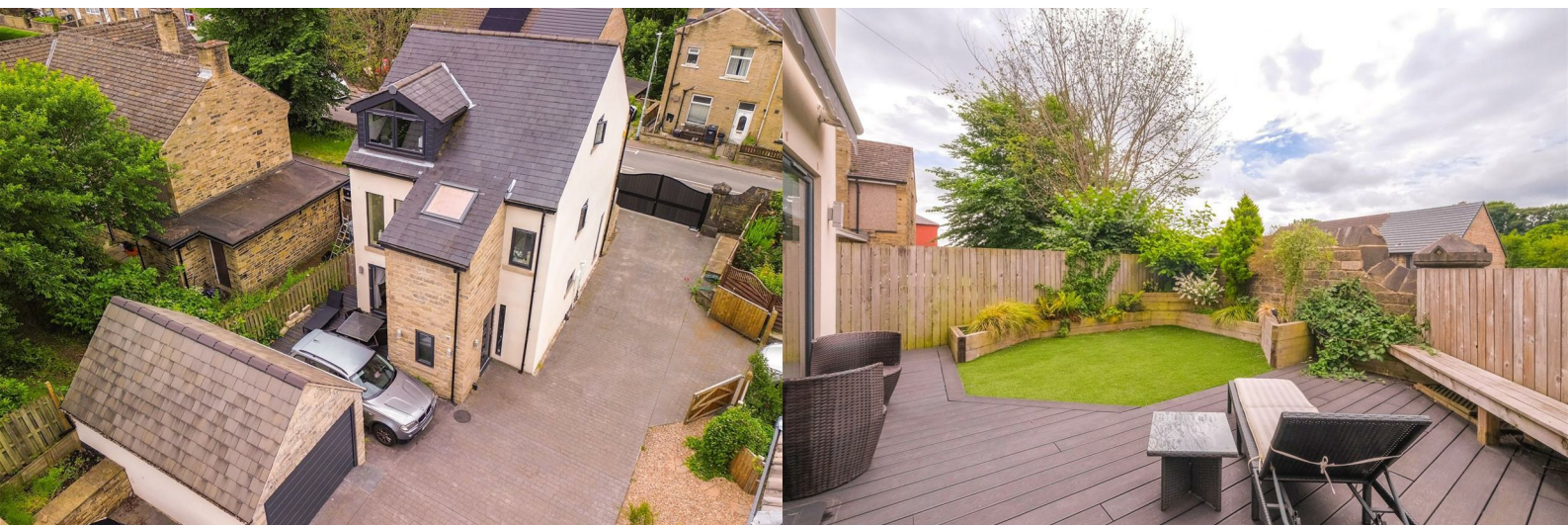
Properties Ltd

Residential Sales and Lettings



Whitegate Road,

£395,000





Situated in the highly desirable residential area of Siddal, this exceptional detached family home offers spacious and contemporary accommodation arranged over three floors. Ideally positioned for easy access to Halifax town centre, the M62 motorway network, well-regarded local schools and a wide range of amenities, the property perfectly combines modern living with everyday convenience.

Presented to an excellent standard throughout, the accommodation briefly comprises an impressive open-plan dining kitchen featuring a stylish central island, high-quality fitted units and a striking double-height dining area flooded with natural light. Designed with keen cooks in mind, the kitchen is exceptionally well equipped, boasting quartz work surfaces, an induction hob, an innovative pop-up downdraft extractor, integrated fridge freezer plus a second fitted freezer, pull-out larder storage, steel drawer systems, integrated waste and recycling solutions, and premium soft-close cabinetry throughout.

The generous lounge provides an ideal space for relaxation and entertaining, with bi-folding doors creating a seamless flow between the living and dining areas. The entire ground floor benefits from beautiful engineered walnut hardwood flooring, adding warmth and character to the contemporary interior. A useful utility room and ground floor WC complete the accommodation on this level.

- DETACHED FAMILY HOME OVER THREE FLOORS
- OPEN-PLAN DINING KITCHEN WITH CENTRAL ISLAND
- SPACIOUS LOUNGE WITH BI-FOLDING DOORS
- FOUR DOUBLE BEDROOMS & THREE BATHROOMS
- ELECTRIC GATES, GARAGE & OFF-ROAD PARKING
- ENCLOSED LOW-MAINTENANCE GARDEN
- EPC RATING - B
- COUNCIL TAX BAND - E

To the first floor are two well-proportioned bedrooms, both benefitting from en suite facilities. The principal suite enjoys a luxurious wet-room style en suite together with a concealed dressing room cleverly hidden behind bespoke Hammonds fitted wardrobes. This versatile space could equally serve as an extensive walk-in wardrobe, nursery or baby annex.

The second floor offers two further generous double bedrooms and a Jack and Jill shower room, making this an ideal home for growing families or those requiring flexible living space. The front bedroom benefits from a recently installed wall of bespoke handleless Sharps fitted wardrobes together with useful under-eaves storage. The larger rear bedroom features a walk-in storage room which could easily be adapted to create a walk-in wardrobe, dressing area or nursery space.

Externally, the property is set behind secure electric gates, providing privacy and security. The property benefits from a detached garage together with a designated parking space, whilst plentiful on-street parking is typically available for visitors. The electric gates incur only a modest annual maintenance cost of approximately £60 per year, shared between the three properties within this exclusive enclave, and are operated via a secure keypad and remote access system.

To the front is an attractive enclosed garden designed for low maintenance and outdoor enjoyment, featuring a decked seating area, artificial lawn and a fitted electrically operated awning which provides welcome shade during warmer months. The garden enjoys an excellent sunny aspect and creates a wonderful space for entertaining family and friends.

The location is a particular highlight. The property is just moments from the popular Cross Keys public house, renowned for its real ales and regular live music events, whilst the historic The Piece Hall is within walking distance and hosts an impressive programme of concerts and events throughout the year. Halifax railway station is also easily accessible, offering direct services to Leeds in approximately 31 minutes, together with convenient connections to Bradford, York and Manchester. Everyday amenities are well catered for with nearby M&S, Sainsbury's, Tesco Express and several local convenience stores.

Surrounded by Halifax's distinctive cobbled streets, steep hills and picturesque walking routes, the property enjoys immediate access to beautiful countryside views and outdoor recreation opportunities, all just a short stroll from the doorstep.

This unique home presents a rare opportunity to acquire a stylish and versatile modern property in one of Halifax's most sought-after residential locations, combining generous accommodation, quality fixtures and fittings, excellent commuter links and an enviable lifestyle setting.

Early viewing is highly recommended to fully appreciate the quality, space, flexibility and location on offer.

## Accommodation

### Entrance vestibule

#### Lounge

13'1" x 15'1" (4 x 4.6)

#### Kitchen Diner

16'2" x 16'1" (4.95 x 4.92)

#### Utility room

#### Ground floor WC

#### First floor

#### Bedroom one

11'5" x 11'1" (3.5 x 3.4)

#### Dressing room

6'6" x 5'6" (2 x 1.7)

#### En suite

11'5" x 4'11" (3.5 x 1.5)

#### Bedroom two

8'8" x 8'2" (2.65 x 2.5)

#### En suite

5'10" x 6'6" (1.8 x 2)

#### Second floor

#### Bedroom three

13'1" x 13'1" (4 x 4)

#### Bedroom four

13'1" x 9'10" (4 x 3)

#### Shower room

10'4" x 3'3" (3.15 x 1)

#### Garage

16'8" x 10'9" (5.1 x 3.3)

#### Directions

Please use post code HX3 9AD for sat nav directions.

#### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



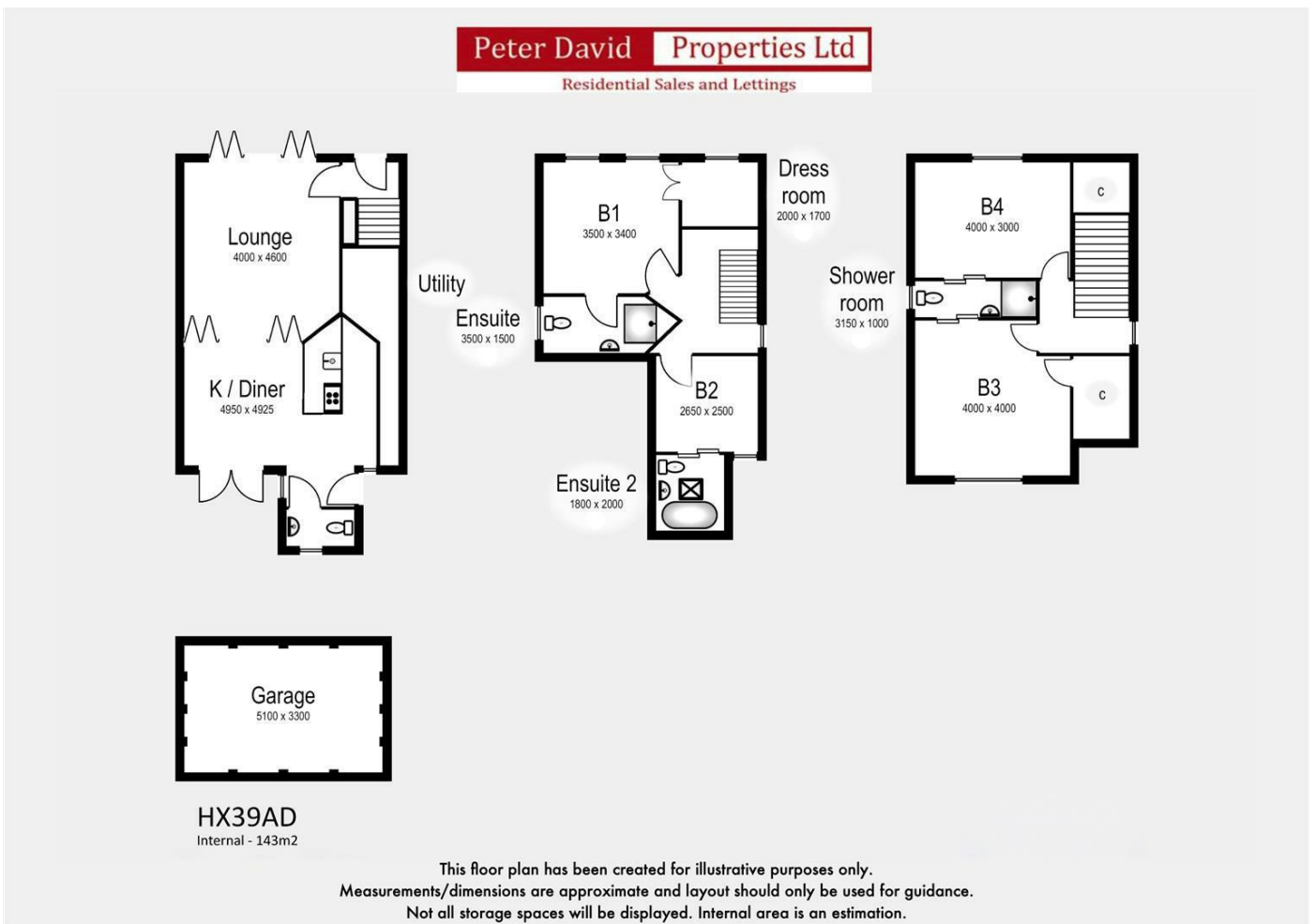
## Hybrid Map



## Terrain Map



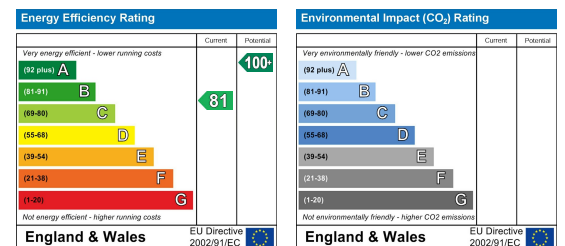
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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