



Keighley Road,

Offers In The Region Of £395,000





Welcome to Carillion, a splendid detached bungalow located just off Keighley Road in Halifax, boasting the rare luxury of a private swimming pool and a gated driveway providing secure off-road parking.

This impressive home offers a generous and versatile layout, featuring four well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for family living. There are two inviting sitting rooms, perfect for both relaxation and entertaining, while the spacious, well-equipped kitchen provides a highly functional space for culinary pursuits.

A delightful conservatory overlooks the garden, allowing you to enjoy natural light and outdoor views throughout the year. One of the standout features of Carillion is undoubtedly the private swimming pool, offering a fantastic opportunity for leisure and recreation in the comfort of your own home.

The property is further complemented by a garage, providing additional storage and practicality. Set within a sought-after location, Carillion is conveniently close to local schools and amenities, making it particularly appealing to families. The surrounding area offers a pleasing balance of tranquillity and accessibility, ensuring a comfortable and well-connected lifestyle.

Carillion presents a rare opportunity to acquire a spacious and distinctive bungalow in Halifax. With its attractive features, secure parking, and prime location, this charming home is not to be missed.

- DETACHED BUNGALOW IN PRIME HALIFAX LOCATION
- PRIVATE SWIMMING POOL
- FOUR BEDROOMS, TWO BATHROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- GATED DRIVEWAY WITH OFF-ROAD PARKING & GARAGE
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- COUNCIL TAX BAND - D
- EPC RATING - TO FOLLOW

Accommodation

Entrance hall

6'6" x 8'11" (2 x 2.72)

Kitchen

9'10" x 11'11" (3.02 x 3.65)

Lounge one

17'11" x 11'11" (5.47 x 3.65)

Lounge two

17'5" x 11'1" (5.32 x 3.4)

Conservatory

17'11" x 9'10" (5.47 x 3.02)

Bedroom one

9'10" x 14'3" (3.02 x 4.35)

Bedroom two

9'10" x 11'9" (3.02 x 3.6)

Bedroom three

9'10" x 7'1" (3.02 x 2.17)

Bedroom four

6'6" x 9'4" (2 x 2.85)

Bathroom one

9'8" x 7'6" (2.97 x 2.3)

Bathroom two

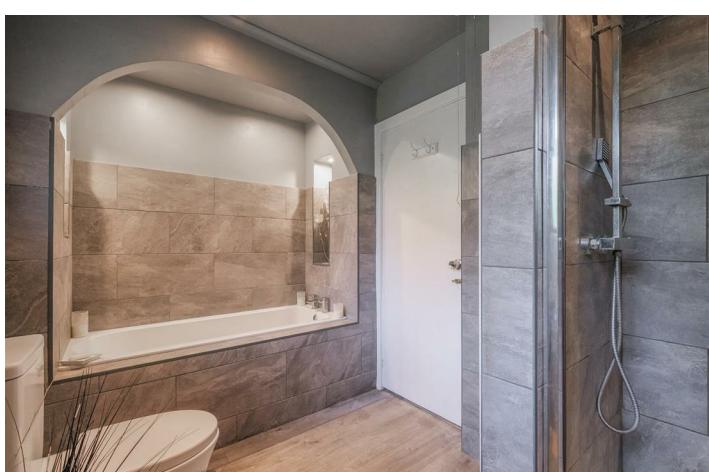
6'5" x 11'5" (1.97 x 3.5)

Garage

17'1" x 21'11" (5.22 x 6.7)

Directions

Please use postcode HX2 8XB for sat nav directions.



Road Map



Hybrid Map



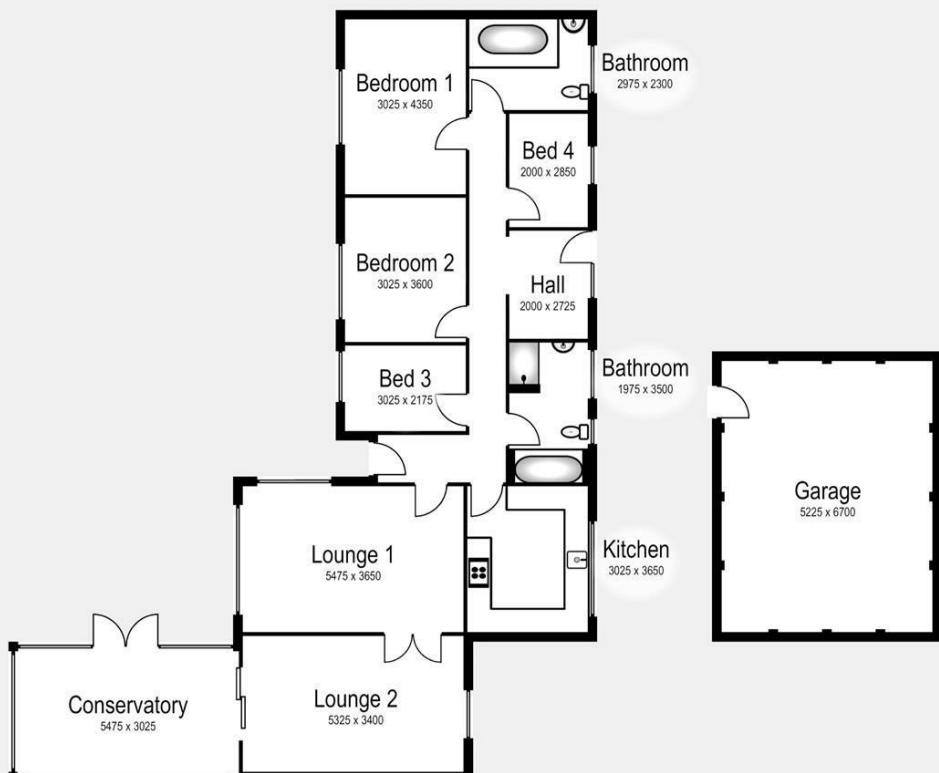
Terrain Map



Floor Plan

Peter David Properties

Front



This floor plan has been created for illustrative purposes only.

Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

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

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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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