



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!



Hallway

Store/Utility

9' 5" x 9' 2" (2.87m x 2.79m)

Shower room

Walk In Wardrobe

10' 1" x 8' 11" (3.07m x 2.72m)

Bedroom One

17' 9" x 13' (5.41m x 3.96m)

Kitchen/Lounge/Dining Room

16' 10" x 10' 8" (5.13m x 3.25m)

Landing

Bedroom Two

10' 3" x 9' 8" (3.12m x 2.95m)

En-Suite

Bathroom

Bedroom Three

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

Bedroom Four

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

Externally

Externally, the property benefits from a driveway and integral garage to the front. To the rear, there is a decked seating area accessed from the bedroom, providing an ideal space to relax and enjoy the outdoors. The kitchen also benefits from access to a decked balcony, which would make an excellent seating and entertaining area during the summer months. The rear garden further benefits from an outside tap, adding practicality to this appealing outdoor space.

Agents Note

Please note that the AML fee covers the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Situated in a sought-after residential area, this spacious town house is offered to the market at Offers Over £250,000 and is being sold with no onward chain, making it an excellent opportunity for a variety of purchasers. Well-presented throughout, the property offers generous and versatile accommodation arranged over multiple floors, making it ideally suited to modern family living.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge providing the perfect space for relaxing and entertaining, and a fitted kitchen with ample storage and workspace for everyday living. The property benefits from well-proportioned rooms throughout, creating a comfortable and inviting home.

To the ground floor, the property benefits from a useful walk-in wardrobe, providing excellent storage space and adding further practicality to the accommodation. A particular feature of the property is the integral garage, offering secure parking and additional storage.

To the upper floors are a number of generously sized bedrooms along with a family bathroom. The layout has been designed to maximise both space and functionality, making it ideal for growing families and those requiring flexible living accommodation.



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welcome to

Holly Park Way, Halifax

- FOUR-BEDROOM TOWN HOUSE
- BEAUTIFULLY PRESENTED MODERN KITCHEN & BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- SOLD WITH NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115863 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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