



## 'Sapling Court' 94 Scarr Bottom Road, Halifax, HX2 7DZ

Offers Over £800,000

- : Superb Detached Family Home
- : Close To Outstanding Schools
- : Spacious Accommodation
- : Double Integral Garage
- : 4 Bathrooms, 2 Downstairs Cloakrooms, & A Utility Room
- : Highly Desirable & Convenient Location
- : South Facing Garden
- : Easy Access to Trans Pennine Road & Rail Links
- : 2 Reception Rooms, A Study, & 5 Double Bedrooms
- : Viewing Essential

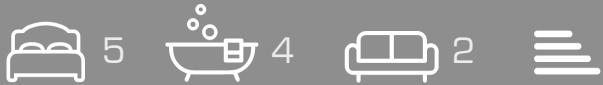
# 'Sapling Court' 94 Scarr Bottom Road, Halifax HX2 7DZ

Nestled in the charming area of Scarr Bottom Road, Halifax, this impressive house offers a perfect blend of space and comfort, ideal for family living. With five generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts two inviting reception rooms, providing versatile spaces for relaxation, entertaining guests, or family gatherings.

The three well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. This home is designed to accommodate modern living while maintaining a warm and welcoming atmosphere.

The location in Halifax is particularly appealing, offering a balance of tranquillity and accessibility. Residents can enjoy the beauty of the surrounding countryside while still being within reach of local amenities, including outstanding schools, and excellent transport links.

This property presents an excellent opportunity for those seeking a spacious family home in a desirable area. With its thoughtful layout and ample living space, it is sure to meet the needs of any growing family. Do not miss the chance to make this delightful house your new home.



Council Tax Band: F



## ENTRANCE HALL

Front entrance door opens into a spacious entrance hall with spindle staircase leading to the first floor accommodation with a galleried landing above. Inset spotlight fittings to ceiling, stained glass double glazed window to the front elevation, one double radiator and a fitted carpet.

From the entrance hall through to the

## DINING HALL

18'3" x 13'3"

This spacious dining hall is presently used as a second sitting room with double glazed mullioned windows to the front elevation, cornice to ceiling, inset spotlight fittings, one double radiator, laminate wood floor and one TV point.

From the entrance hall door opens to the

## STUDY

12'1" into bay x 12'0"

Spacious home office with angular bay window and UPVC double glazed units to the front elevation. Fully fitted with a range of office furniture to two walls including cupboards, glass-fronted display cabinets, drawers and a computer station. Cornicing to ceiling, inset spotlight fittings, one double radiator and fitted carpet.

From the entrance hall door to the

## SITTING ROOM

18'3" x 16'9"

A superb principal reception room with UPVC double glazed mullioned windows to the front and side elevations, providing this room with its light and spacious aspect. Featuring a limestone fireplace with a modern log-effect living flame encased gas fire and matching hearth. Cornicing to ceiling with inset spotlight fittings, one double radiator, one single radiator, one TV point and a fitted carpet.

From the lounge a door opens to the

## BREAKFAST KITCHEN

28'1" x 9'7"

This spacious modern breakfast kitchen is fitted with a range of modern wall and base units incorporating solid wood work surfaces, white enamel sink unit with mixer tap, Rangemaster Professional multifuel cooker with extractor in canopy over, integrated microwave/combination oven with warming drawer, integrated dishwasher, wine rack, and breakfast bar, and a matching slate floor. UPVC double glazed window to the front elevation. Cornice to ceiling with inset spotlight fittings. The breakfast/dining area has a UPVC double glazed sliding patio doors opening onto the south-facing garden. Matching slate floor, one double radiator, corniced ceiling and inset spotlight fittings. Access to the breakfast kitchen can also be gained from the entrance hall.

## REAR ENTRANCE HALL

With fitted carpet, one single radiator, built-in cupboard providing useful storage, UPVC double glazed window to the rear elevation and stairs leading to the first floor accommodation. Rear entrance door.

From the rear entrance hall door opens to the

## INTEGRAL DOUBLE GARAGE

18'3" x 16'9"

This spacious double garage has two electric up-and-over doors, UPVC double glazed window to the side elevation, power and light.

from the rear entrance hall door opens to the

## UTILITY ROOM

8'10" x 9'7"

Fitted with base units and solid wood work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, space and power point for tumble dryer. UPVC double glazed window to the front elevation and one single radiator.

From the utility room door opens to the

## SECOND CLOAKROOM

Being fitted with a modern white two-piece suite comprising pedestal wash basin and low flush WC. Extensively tiled walls and floor, chrome heated towel rail/radiator.

From the entrance hall a spindled staircase leads to the

## FIRST FLOOR GALLERIED LANDING

A spacious and impressive galleried landing with cornicing to ceiling, inset spotlight fittings, two single radiators, airing cupboard with fitted shelves, separate storage cupboard, pressurised hot water cylinder cupboard, and boiler cupboard housing the central heating boiler.

from the landing door to

## MASTER BEDROOM

11'11" x 19'6" into wardrobes

A superb master suite with UPVC double glazed windows to the rear and side elevations enjoying attractive views. Double folding doors open into fitted wardrobe space. Cornicing to ceiling, inset spotlight fittings, two single radiators and fitted carpet.

From the master bedroom door opens to the

## EN SUITE SHOWER ROOM

Modern white three-piece suite comprising hand wash basin set in vanity unit with mixer tap, low flush WC, and large walk-in shower cubicle with rainfall and handheld shower units. The en suite is fully tiled including the floor and has a UPVC double glazed window to the rear elevation, inset spotlight fittings and chrome heated towel rail/radiator.

From the landing door opens to

## BEDROOM TWO

15'0" x 9'7" excluding wardrobes

With UPVC double glazed stone mullioned window to the rear elevation. Built-in wardrobes run the length of one wall. Corniced ceiling, inset spotlight fittings, one single radiator and laminate wood flooring.

From the bedroom door opens to

## EN SUITE BATHROOM

Modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. Fully tiled including the floor. UPVC double glazed window to the

rear elevation. Chrome heated towel rail and inset spotlight fittings.

From the landing door to

#### **BEDROOM THREE**

18'1" narrowing to 8'9" x 19'3" max

A generous double bedroom with UPVC double glazed mullioned windows to the side elevation and a Velux skylight. One double radiator, inset spotlight fittings and a fitted carpet.

From the landing door to

#### **BEDROOM FOUR**

11'11" x 9'2"

With UPVC double glazed mullioned window to the front elevation, cornicing to ceiling, inset spotlight fittings, one single radiator and a fitted carpet.

From the landing door to the

#### **SHOWER ROOM**

Fitted with a modern white three-piece suite comprising hand wash basin, low flush WC and fully tiled shower cubicle. Fully tiled walls and floor. UPVC double glazed window to the side elevation. Inset spotlight fittings.

From the landing door to

#### **BEDROOM FIVE**

11'10" x 9'10"

A fifth double bedroom with UPVC double glazed mullioned windows to the front elevation. Built-in wardrobes to one wall. Corniced ceiling, inset spotlight fittings, one single radiator and laminate wood flooring.

From the landing door to the

#### **HOUSE BATHROOM**

Modern white three-piece suite comprising hand wash basin set in vanity unit, low flush WC and panelled bath with mixer shower tap. Fully tiled walls and floor. Velux skylight window and chrome heated towel rail/radiator.

#### **EXTERNAL**

To the front of the property is a lawned garden with mature plants and shrubs and a tarmac driveway providing off-road parking for two vehicles and access to the integral double garage. There is a covered patio area and a flagged path leading to the front entrance door. To one side, there is a further lawned garden with trees and shrubs leading to the south-facing garden to the rear of the property which includes a flagged patio area, lawn rockery and mature planting. To the remaining side there is a path leading to the front

#### **GENERAL**

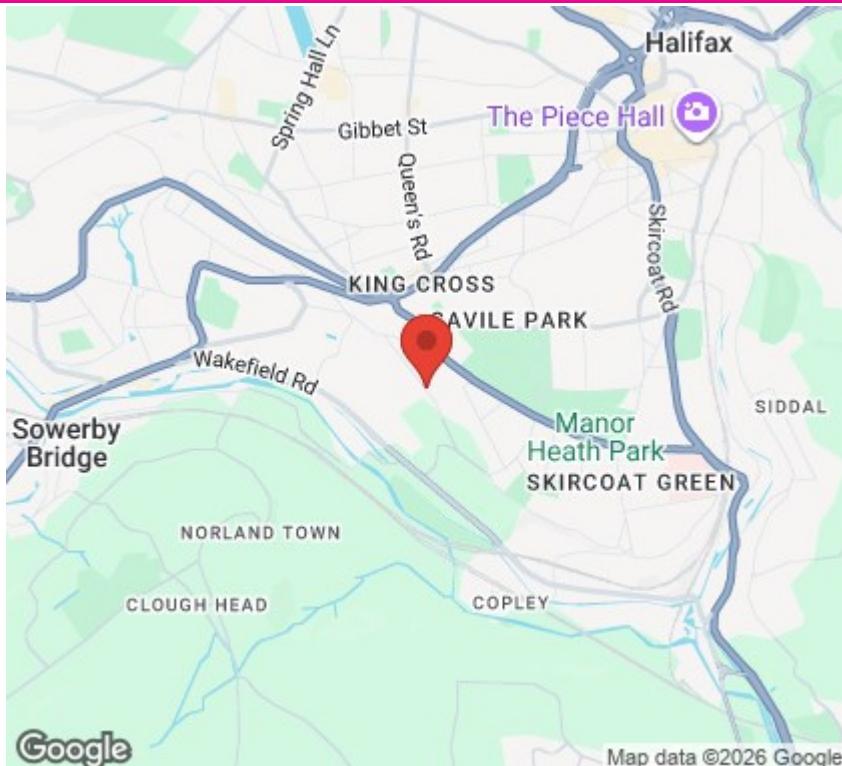
The property is constructed of stone and benefits from all mains services including gas, water and electric, and has the benefit of UPVC double glazing and gas central heating throughout. The property is Freehold and falls within Council Tax Band F.

#### **VIEWING**

Strictly by appointment. Please telephone Property@Kemp & Co, on 01422 349222.







## Directions

SAT NAV HX2 7DZ

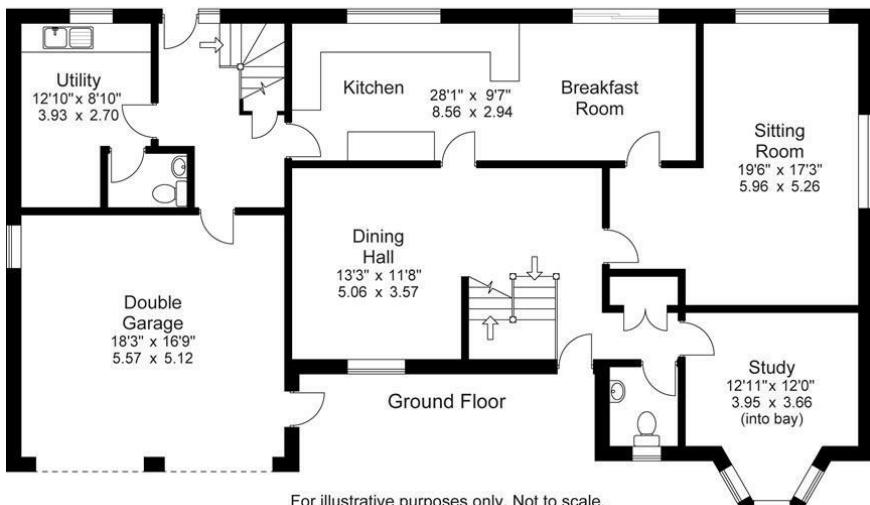
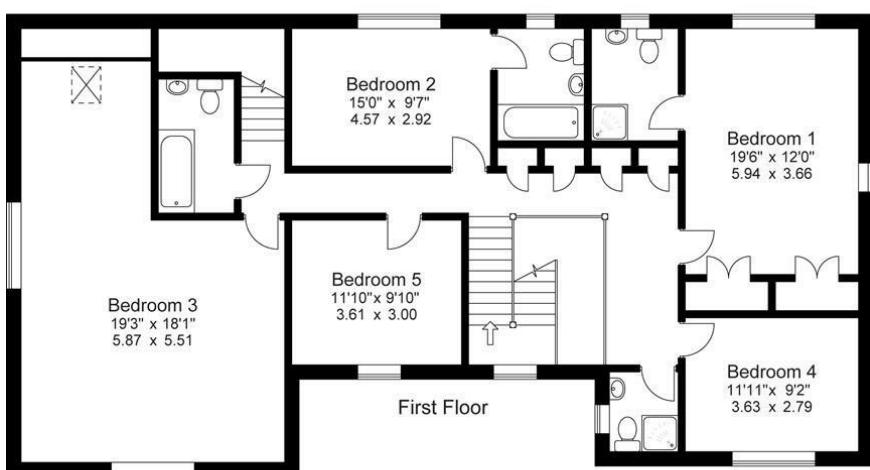
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

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			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 3168 Sq. Feet  
= 294.4 Sq. Metres



For illustrative purposes only. Not to scale.