



Plane Tree Nest, Halifax, HX2 7PR

welcome to

Plane Tree Nest, Halifax

Presented excellently throughout finished to a high standard. Offering great family accommodation with a double garage, off street parking and large gardens with far reaching views. Contact us to view!



Lounge

13' 11" x 12' (4.24m x 3.66m)

Well presented spacious lounge with a double glazed bat window to the front elevation, gas central heating radiator and ceiling light point. With an electric fire, laminate flooring and proving ample space for free standing furniture.

Dining Room

14' 3" x 10' 4" (4.34m x 3.15m)

Spacious dining room with double glazed windows and boasting French doors to the front elevation. With laminate flooring and gas central heating radiator.

Kitchen

13' 11" x 8' 4" (4.24m x 2.54m)

Modern & spacious fitted kitchen with an extensive range of wall & base units, oak worksurfaces over incorporating a sink & drainer with mixer tap. Integrated appliances include a fridge freezer and dishwasher. With an electric oven, induction hob with an extractor over and the kitchen itself has laminate flooring.

First Floor Landing

With carpeted flooring, ceiling light point and gas central heating radiator. There is also a door which leads to the annex.

Bedroom One

14' x 121' (4.27m x 36.88m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator, ceiling light point and carpeted flooring. The bedroom benefits from fitted wardrobes and has a door which leads to the en-suite.

En-Suite

The en-suite comprises of a low level wc, wash hand basin with vanity unit and gas central heating radiator. The en-suite itself is fully tiled.

Bedroom Three

7' 11" x 6' 10" (2.41m x 2.08m)

With laminate flooring, gas central heating radiator, ceiling light point and a double glazed window to the front elevation.

Shower Room

A fully tiled shower room comprising from a walk-in shower unit, low-level flush WC, and wash hand basin unit.

Annex

Leading from the first floor of the original property via a separate door to the attached bungalow Annex.

Bedroom Two

14' x 11' (4.27m x 3.35m)

Double bedroom with double glazed windows, gas central heating radiator, ceiling light point and carpeted flooring.

Bathroom

A stylish, fully tiled bathroom with a feature free-standing bath, walk-in shower unit, low-level flush WC, and wash hand basin unit.

Kitchen/Diner

16' 10" x 12' 11" (5.13m x 3.94m)

Well presented & bright room comprising of a range of floor and wall-mounted storage units and cupboard space with solid works tops. Integrated electric hob and oven with overhead extractor unit. Including a dining area that accommodates dining furniture.

Utility Room

8' 11" x 5' 7" (2.72m x 1.70m)

Utility room that can accommodate the washing machine and dryer. Additional storage and worktop space.

Reception Room/Bedroom Four

12' 11" x 12' (3.94m x 3.66m)

With laminate flooring, gas central heating radiator, ceiling light point and sliding doors providing access to the front elevation.

Externally

The property benefits from wrap-around gardens. Comprising of lawn and patio seating area boasting far-reaching countryside views. Private parking on the road leading to a detached double garage.



view this property online williamhbrown.co.uk/Property/HFX115238



welcome to

Plane Tree Nest, Halifax

- OFFERING EXCELLENT FAMILY ACCOMMODATION
- GUIDE PRICE £350,000 - £375,000
- DOUBLE GARAGE & DOUBLE DRIVEWAY
- ADDITIONAL TWO BEDROOM ANNEX
- LARGE TIERED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX115238](https://www.williamhbrown.co.uk/Property/HFX115238)



Property Ref:
HFX115238 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)