Chapters



42 WILLOWFIELD ROAD
HALIFAX

£250,000

Situated on the popular Willowfield Road in Halifax, this attractive four-bedroom end-terrace property offers spacious accommodation, making it an ideal family home. Conveniently located close to local schools and amenities, the property provides both comfort and practicality. The ground floor comprises a spacious reception room and a large kitchen/diner, perfect for family meals and entertaining. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, providing an ideal space for relaxing and outdoor activities. With its generous living space and convenient location, this property presents an excellent opportunity for families and buyers alike. Don't miss the chance to make this wonderful property your new home!





• FOUR BEDROOM END TERRACED PROPERTY • DESIRABLE LOCATION • GOOD SIZED GARDEN

Entrance

The property is accessed via a uPVC entrance door leading into the entrance hallway. There is a radiator and stairs provide access to the first floor. There is a door leading to the living room.

Living Room

A spacious and bright living area featuring a log-burning stove. Double-glazed windows are positioned to the front of the property and a radiator.

Kitchen Dining Room

The kitchen features matching wall and base units, tiled flooring and tiled walls. The area is fitted with inset spotlights, an extractor hood and a built-in storage cupboard. Integrated appliances include a double oven, fridge and freezer, and an induction hob. A stainless-steel sink with drainer is also fitted. Plumbing is provided for a washing machine and dishwasher, with additional space for a tumble dryer. Double-glazed windows are positioned to both the front and rear of the property. A uPVC door provides access to the rear, alongside a frosted double-glazed door to the rear. The dining room benefits from double-glazed windows to the rear of the property and offers ample space for a large dining table and chairs. A radiator is also present.

First Floor landing

The first-floor landing provides access to the bedrooms and bathroom.

Bedroom One

A double bedroom featuring a double-glazed window to the front of the property and a radiator. The room offers space for freestanding furniture and benefits from loft access.

Bedroom Two

A double bedroom featuring a double-glazed window to the rear of the property and a radiator.

Bedroom Three

A double bedroom featuring a double-glazed window to the front of the property and a radiator.

Bedroom Four

A single bedroom featuring a double-glazed window to the front of the property and a radiator. The room also benefits from a built-in shelving unit.

Bathroom

The bathroom features a double-glazed window to the rear of the property, a WC and a washbasin set within





a vanity unit. The room is fitted with a bath with an overhead electric shower. The walls and floor are fully tiled, and inset spotlights provide lighting. A built-in storage cupboard offers additional storage.

External

The property benefits from a lawned garden to the front and side. A porch provides a sheltered entrance to the front door. The garden features mature trees and gated access to the rear of the property. The rear garden features a large, tiered paved patio area, providing space for outdoor seating and entertaining. Mature trees add established greenery to the outdoor space.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





• COUNCIL TAX BAND B • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS





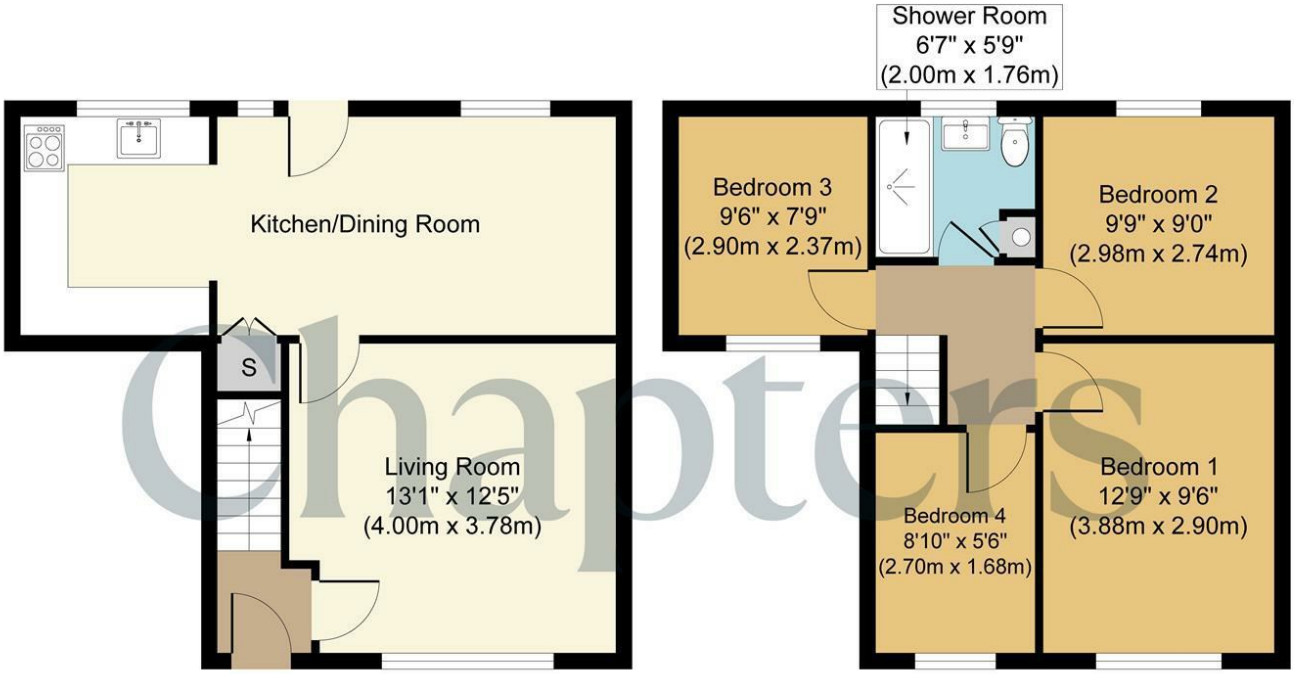




Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	
Viewings	-	By Appointment			

Only

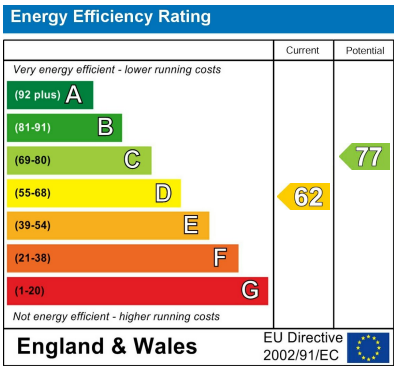


Ground Floor
Approximate Floor Area
435 sq. ft
(40.36 sq. m)

First Floor
Approximate Floor Area
435 sq. ft
(40.36 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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