



Laverocks Stainland Road, Halifax, HX4 9HT

£525,000

Offered FOR SALE is this THREE bedroom DETACHED TRUE BUNGALOW with superb views to the front and overlooking farmers fields to the rear. Accommodation comprises; Entrance lobby, hallway, spacious lounge with patio doors leading to front garden, useful store room/study, modern breakfast kitchen, three double bedrooms, bathroom and shower room. Gardens front and rear, driveway provides plenty of off road parking and garage. The property benefits from Upvc double glazing, gas central heating, security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

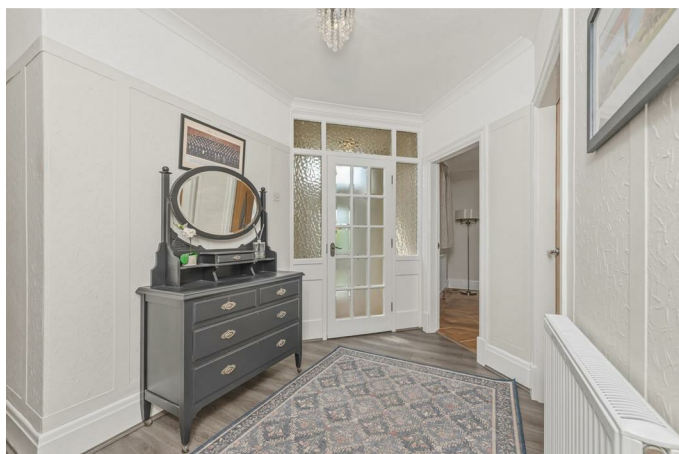
Ground Floor

Entrance Lobby



Upvc obscure double glazed door with Upvc obscure double glazed window above to front. Radiator, tiled floor and door to hallway;

Hallway



Two radiators, coving to ceiling and wood floor. Loft hatch with pull down ladder. Loft fully boarded with light. Doors to bedrooms, bathroom, shower room, breakfast kitchen, store room/study and lounge;

Lounge 12'1" x 21'11" (3.7 x 6.7)



Spacious room with Upvc double glazed window and sliding patio doors to front, parquet floor and coving to ceiling. Wall lights, t.v. point and t.v. aerial lead. Two radiators and cast iron effect remote controlled gas fire with stone base and wooden mantel.

Store Room/Study

Radiator, built in cupboards and shelves.

Bedroom One 11'9" x 11'9" (3.6 x 3.6)



Double bedroom with Upvc double glazed window to rear, coving to ceiling and radiator. Air vent and built in wardrobes with cupboards above.

Bedroom Two 11'1" x 11'9" (3.4 x 3.6)



Double bedroom with Upvc double glazed window to rear, coving to ceiling and radiator. Air vent and built in wardrobes with cupboards above.

Bedroom Three 8'6" x 11'9" (2.6 x 3.6)



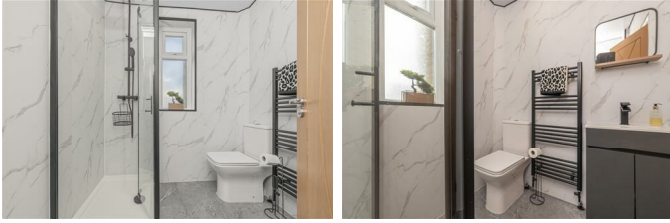
Double bedroom with Upvc double glazed window to rear, coving to ceiling and radiator. Built in wardrobes with cupboards above.

Bathroom



Four piece suite comprising low flush w.c. sink with vanity unit, bath and walk in shower with 'Grohe' mains shower. Fully tiled walls and floor and upvc ceiling. Spotlights, extractor fan, radiator and Upvc obscure double glazed window to side.

Shower Room



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with mains and waterfall shower. Shower walls, upvc ceiling and spotlights. Heated towel radiator, laminate floor and Upvc obscure double glazed window to front.

Breakfast Kitchen 12'9" x 21'11" (3.9 x 6.7)



Having a range of wall and base units with granite worktop and tiled splashbacks. Inset one and a half sink and drainer with cooker tap, four ring gas hob with laminate splashback and extractor hood above. Plumbing for washing machine, integrated dishwasher, wine cooler, fridge/freezer and double oven and grill. Two radiators, wood burner with stone base, Amtico floor and telephone point. Upvc double glazed Bay window to front, Upvc double glazed window to side and rear. Composite double glazed stable door to rear, coving to ceiling and mobile room stat. Stop tap, gas and electric meters and fusebox.

External



Electric gates open up to the driveway providing plenty of off road parking. To the front is a lawn garden with mature bushes and shrubbery. To the rear is an easy to maintain patio and artificial lawn garden.

Garage 15'1" x 18'0" (4.6 x 5.5)

Electric door. Has power and light. Houses the central heating boiler and has a separate fusebox for garage, external lights and gate.

Parking

Driveway provides plenty of off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

E

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

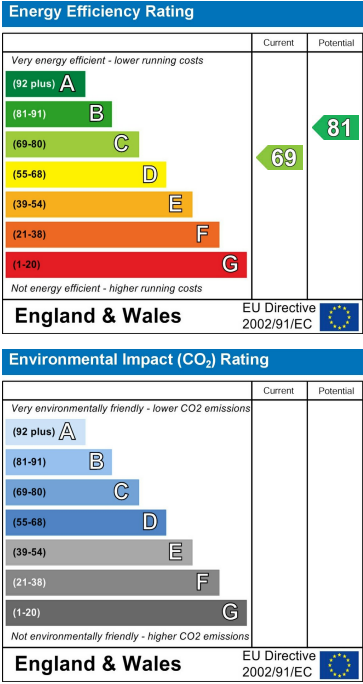
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Floor Plan

Area Map



Energy Efficiency Graph



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