



**22 Halifax Road**

Halifax, HX3 7LF

**£1,995 PCM**





An opportunity to be the occupant of an exclusive detached family home providing flexible living with accommodation spanning three floors, and four bedrooms boasting en-suite facilities. Situated at the head of a small private cul-de-sac the home has a double garage and low maintenance external entertaining space. Internally good size rooms ensures even larger families have room for home working requirements, guest rooms, and multiple receptions.

### Accommodation:

This exceptional detached property offers generous and flexible family accommodation arranged over three floors. Welcoming you through a timber door into a vast entrance hall, facilitating access to various reception rooms, all benefiting from underfloor heating. To include a light-filled lounge with gas supply burner, reception rooms to the front and rear elevation ideal space for an office or family snug.

The dining kitchen area provides ample space for hosing with French doors offering a great aspect of the rear garden and vast country views. A well-crafted shaker style kitchen provides a range of base, wall and draw units, double stainless steel sink with mixer tap. With addition of seamlessly integrated electric hob, double fan oven and Smeg dishwasher. A separate utility room offers under counter space for a washing machine and dryer with convenient side door access to external areas. And a practical downstairs WC.

To the second floor there are four well-proportioned bedrooms all providing fitted storage space. Two of which contain en-suite bathroom including shower cubical, low flush WC, hand wash basin and heated towel rail.

A master bedroom positioned privately on the second floor offers extensive space, ample natural light through skylights and generous storage. An ensuite bathroom equip with shower over bath, low flush WC, sink basin and heated towel rail.

At the rear a sizeable lawned garden with patio area ideal for summer evenings. A double garage accessed through an electrical powered rolling door and side door equip with electric supply. Additional parking can also be utilised surrounding the property.

### Location:

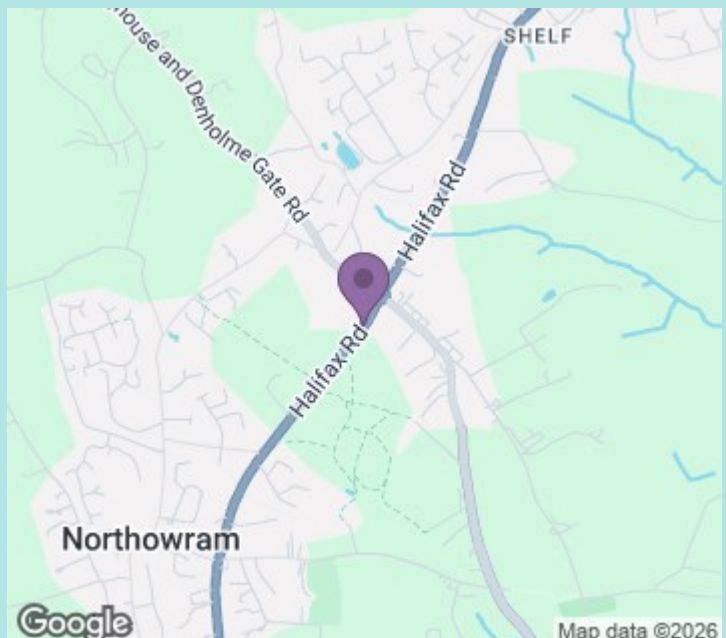
Situated conveniently between Northowram & Shelf the property captures the amenities of these sought after locales whilst retaining privacy away from larger housing developments. Immediate connections make the M62 readily accessible by private transport opening up the employment and recreational hubs of Leeds & Manchester. Closer to the subject property Halifax & Brighouse are a short drive away - along with their regenerated town centres and leisure hubs such as the Grade I listed Piece Hall with its piazza bistros & summer outdoor concerts.

Northowram & Hipperholme boast desirable schools - and the local infrastructure ensures access to them, along with local facilities can be obtained via public transport. Similarly Leeds/Manchester/Huddersfield can all be reached by rail from stations in Halifax or Brighouse for those wishing to enjoy the cities without private transport.

Council tax band: F

EPC rating: C

Deposit: £2,301



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.