



28 Springwood Drive, HX3 OTQ

Offers Around £265,000

- : Highly Desirable Location
- : Recently Refurbished & Extended
- : Gardens & Garage
- : Easy Access to The Trans Pennine Road & Rail Network
- : Realistically Priced
- : Detached 4 Bedroomed Dormer Bungalow
- : Modern Kitchen & Bathroom
- : Close To Outstanding Schools
- : Easy Access To Local Amenities
- : Viewing Strongly Recommended

28 Springwood Drive, HX3 0TQ

Situated in this highly desirable and much sought after residential location, between Skircoat Green and Copley, lies this recently refurbished and extended four bedroomed detached dormer bungalow. The property enjoys panoramic views from the first floor accommodation and briefly comprises of an entrance hall, modern fitted kitchen, spacious lounge with dining area, four bedrooms, a modern bathroom, separate toilet, gardens, garage, and off road parking facilities, uPVC double glazing and gas central heating. This south facing residence provides excellent access to the local amenities of Skircoat Green and Copley as well as easy access to Halifax town centre, Sowerby Bridge and the trans-Pennine road and rail network linking Manchester and Leeds. Very rarely does this opportunity arise to purchase a four bedroomed residence in this sought after location and an early appointment to view is strongly recommended.



Council Tax Band: D



ENTRANCE HALL

With double doors to cupboard providing useful storage facilities and housing the central heating boiler and the electric and gas meters. The entrance hall has a tiled floor, and one double radiator.

From the Entrance Hall a door opens into the

MODERN FULLY FITTED KITCHEN

9'11" x 9'2"

This modern kitchen is fully fitted with a range of wall and base units incorporating solid wood work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above with fan assisted electric oven and grill beneath, plumbing for an automatic washing machine, and a uPVC double glazed window to the front elevation enjoying panoramic views.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE WITH DINING AREA

18'1" x 12'0"

With floor to ceiling windows to the front elevation and door opening onto the front garden and enjoying panoramic views. This spacious room has two radiators, one TV point and a fitted carpet.

From the Entrance Hall a door opens into

BEDROOM ONE

11'11" x 12'10"

This double bedroom has a uPVC double glazed window to the rear elevation, fitted bedroom furniture comprising wardrobes, bridging units and dressing table, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

BEDROOM TWO

9'9" x 9'4"

This bedroom could also be used as a dining room if so required. It has a uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the entrance hall door to the

BATHROOM

With modern white three piece suite incorporating pedestal hand wash basin, low flush WC, and a panelled bath with shower unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the side elevation

From the Lounge stairs with fitted carpet

BEDROOM FOUR 3.09m narrowing to 2.24m x 3.15m

10'1" narrowing to 7'4" x 10'4"

With uPVC double glazed windows to the side elevations enjoying panoramic views and providing a light and airy feel to the room. One single radiator, door to under the eaves storage and a fitted carpet.

From the Landing a door opens to the

SEPARATE TOILET

With low flush WC, and a uPVC double glazed window to the side elevation.

From the Landing a door opens to

BEDROOM THREE

10'0" x 10'0"

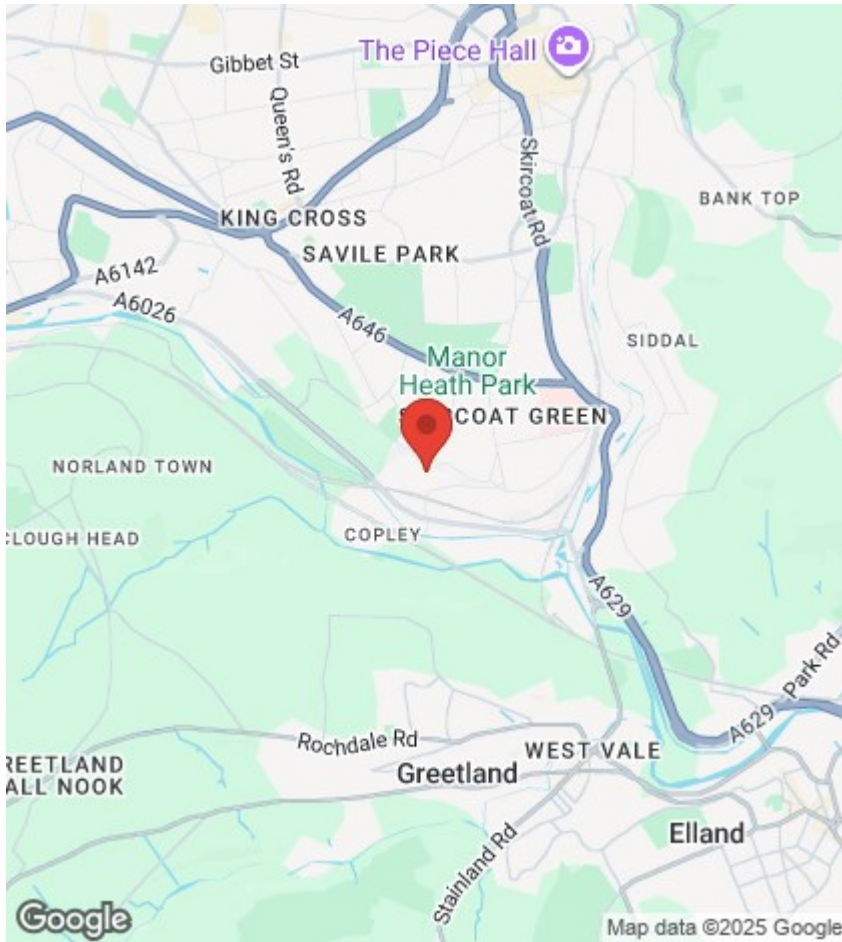
With uPVC double glazed windows to the side elevation enjoying panoramic views, one single radiator and a fitted carpet.

GENERAL

The property is constructed of brick and surmounted with a tiled roof, it has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band D

EXTERNAL

To the front of the property there is a terraced garden with flagged patio area, rockery and lawn, there is a concrete drive which continues to the detached garage. To the rear of the garage there is a lawned area and flagged path and patio area. To the rear of the property there is a larger terraced garden with mature trees and plants. There is a flagged path to the remaining side of the property.



Directions

SAT NAV HX3 0TQ

Viewings

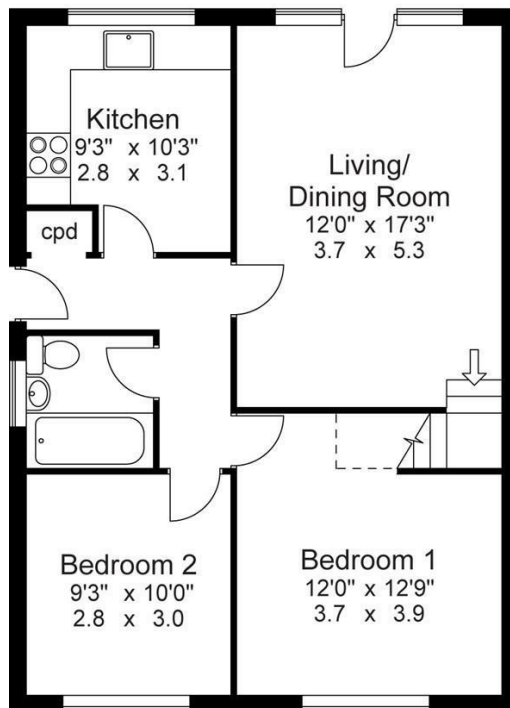
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

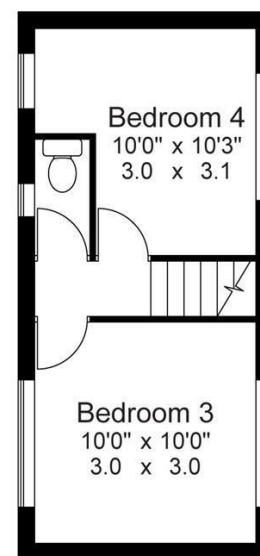
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 882 Sq. Feet
= 82.0 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.