



5 Wellcroft Gardens, Hipperholme, Halifax, HX3 8HS Asking Price £565,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented FOUR BEDROOM DETACHED PROPERTY located on a quiet cul-de-sac in Hipperholme, Halifax - HX3. Offering a contemporary open-plan kitchen diner with bi-folding doors, master bedroom with en-suite, off-street parking with double garage, and within close proximity to popular local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, kitchen diner, lounge, utility room, wc/cloakroom, master bedroom with dressing area and en-suite, three further double bedrooms, house bathroom and loft. Externally the property has a low-maintenance landscaped garden to the rear, a double driveway to the front, and finally a double garage which rear access point and power supply. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hallway



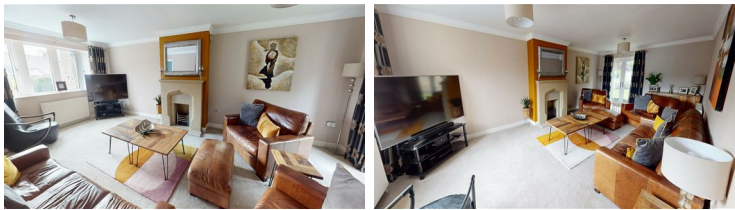
Spacious entrance hallway with tiled flooring and access to all ground floor rooms.

Dining Kitchen



The hub of this family home, contemporary open-plan kitchen diner with dual-aspect and bi-folding doors to the garden. With tiled flooring throughout, a central breakfast bar, and space for a family dining table with chairs. The kitchen is fitted with a wide range of matching gloss units with complementary worktops and upstands. Appliances - gas hob with extractor, fridge freezer, tower unit oven & grill, dishwasher, wine cooler, sink with drainer.

Lounge



Generous lounge offering great natural light, with dual-aspect and french doors to the rear. With a central gas fireplace and offering ample room for a large suite as seen.

Utility Room



Utility room to the rear of the ground floor with tiled flooring and an access point to the garden. With matching units and worktops to the kitchen, power/plumbing for appliances and a sink with drainer.

WC



Tiled ground floor WC with frosted window and wash basin.

FIRST FLOOR

Primary Bedroom



Spacious primary bedroom with en-suite and a view to the front of the property allowing for an abundance of natural light. With a dressing area offering full-length mirrored wardrobes, and ample room for a large bed with side tables and dressing furniture.

En-Suite



Primary bedroom en-suite to the rear of the property with a frosted window to the garden.
Tiled throughout and fitted with a matching three-piece suite - walk-in shower, wc, wash basin and towel rail.

Bedroom



Second bedroom, a further generous double with a view to the rear garden.
With laminate flooring and offering space for a large bed with side tables, wardrobes and dressing furniture.

Bedroom



Third bedroom, a spacious double bedroom with a view to the front of the property.
With laminate flooring and offering space for a large bed with side tables, wardrobes and dressing furniture.

Bedroom



Fourth bedroom, the final double bedroom with a view to the front of the property.
With laminate flooring and offering space for a large bed with side tables, wardrobes and dressing furniture.

Bathroom



House bathroom sitting centrally to the first floor with a frosted window to the rear of the property.
Tiled throughout and fitted with a four-piece suite - bath, corner shower, wc, wash basin and towel rail.

EXTERNAL



Rear



The property offers a generous, low-maintenance garden to the rear of the property with three access points from the property. With a decking area leading from the bi-folding kitchen doors offering an ideal area for outdoor seating and entertaining. The garden has a central lawn, raised flowerbeds, uplights, external power points and a tap.

Front

To the front of the property is a low-maintenance pebbled area ideal for potted plants. With a short set of stairs with rail leading to the front door.

Drive & Garage



To the side of the property is a double driveway that leads to the link-attached double garage. With an electric garage door, power supply, and access point to the rear from the garden.

