

Charnock Bates





## • 9 • Green Hall Park Halifax

VACANT POSSESSION \* 4/5 BED\* PRIVATE DRIVE\* DOUBLE GARAGE\* GARDENS \*

Constructed in 1998, occupying a fantastic plot on an exclusive development, 9 Green Hall Park is a premium stone-built detached family home offering spacious accommodation over two floors and an enclosed South-facing garden.

Internally, the property briefly comprises; entrance vestibule, entrance hallway, lounge, dining room, conservatory, dining kitchen, utility room, cloakroom, integral double garage and snug/fifth bedroom to the ground floor, principal bedroom with en-suite, three further double bedrooms and house bathroom to the first floor and attic room to the second floor.

Externally, to the front of the property, a driveway provides off-street parking for three cars leading to a further gated parking area and double garage. A private lawn wraps round the front and side of the property. To the rear, an enclosed garden with stone-flagged patio area and South-facing lawn, bordered by mature plants and shrubbery.

### Location

The property is conveniently situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme with sought-after local schools including; Northowram Primary School, Shelf Junior & Infant School and Hipperholme Grammar School. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations offering direct services to Leeds and Manchester. Close to rural areas including Coley and Shibden Valley, the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.

### General Information

Access is gained through a timber and glass door into the entrance vestibule, with an archway leading through to the light and airy entrance

hallway, finished with engineered oak flooring. An open staircase with metal balustrade rises to the first floor.

Leading off the entrance hallway, the spacious and neutrally decorated lounge continues the engineered oak flooring and benefits from a bay window allowing for natural light to flood through while enjoying an outlook into the garden.

An archway from the lounge leads through to the dining room, with a door leading through to the kitchen, offering the opportunity to knock through and make one big open space subject to obtaining the relevant planning consents.

Double doors from the dining room lead through to the conservatory, enjoying an outlook and allowing access to the rear garden through French doors, creating the perfect entertaining space for bbq's and alfresco dining.

The kitchen offers a central island with breakfast bar and a range of cream high-gloss wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap with hand-held attachment. Integrated appliances include; oven, combination oven, microwave, five-ring gas hob with extractor hood above and dishwasher.

Leading off the dining kitchen, a utility room housing the boiler, leads through to a cloakroom comprising a w/c and wash-hand basin, and an integral double garage with power, lighting and up-and-over door.

Completing the ground floor accommodation, a versatile reception room, which could be used as a study or fifth bedroom, is finished with engineered oak flooring and benefits from a bay window enjoying an outlook to the front aspect.

Rising to the first-floor galleried landing, accessing four double bedrooms



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