WS

RESIDENTIAL

6 Highlands Park

Holmfield, Halifax, HX2 9UL

£299,950 Freehold

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Situated in a sought-after cul-de-sac in Holmfield, just moments from Trinity Academy, this exceptional three-bedroom semi-detached home has been beautifully renovated to create a stylish and spacious family residence. Completed to an impressive standard throughout, the property is finished externally in K-Rend, has had a full electrical re-wire in 2020 and boasts a multi-fuel stove, underfloor heating throughout the ground floor and a stunning single-storey extension provides an open-plan breakfast kitchen.

Externally, the home continues to impress with low-maintenance enclosed gardens to the side and rear, a secure bike garage with an electric roller shutter door, and a substantial driveway offering off-road parking for four or more vehicles. Combining contemporary living, practical features and a highly desirable location, this superb home is perfectly suited to modern family life.

Location

Highlands Park is a short cul-de-sac accessed via Heathy Lane, and is in close proximity to Beechwood Park with its nature reserve, children's play area, and sports fields. In addition, Holmfield enjoys local shops with additional amenities available within nearby Halifax Town centre. There are several highly regarded local schools including the North Halifax Grammar School, and Trinity Academy.

Accommodation

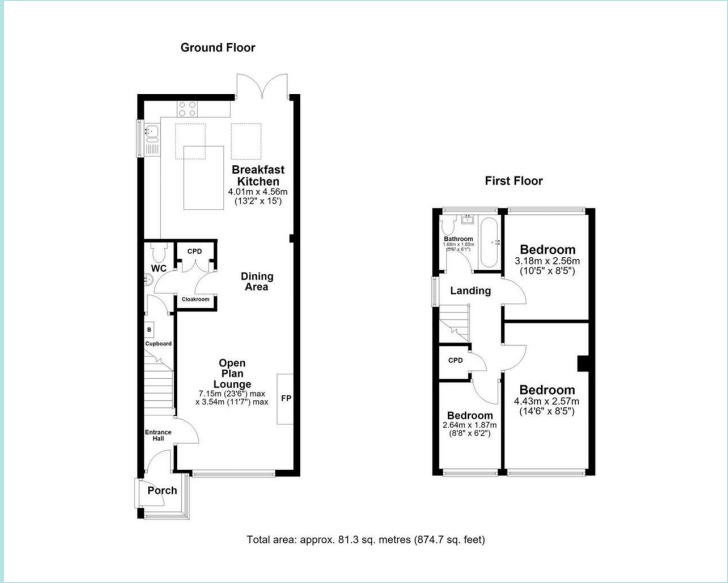
A useful entrance porch with uPVC door gives access via a composite door into the entrance hallway featuring a contemporary vertical radiator with mirror. Herringbone-style Amtico flooring with underfloor heating runs throughout the ground floor. The generous living room centres around a Dunsley Highlander 3 multi-fuel stove set within the chimney breast, with an oak mantel above and bespoke barrel wood storage. The room flows seamlessly into the dining area, where there is access to a useful cloakroom with fitted storage cupboard, ideal for coats and shoes. A separate door leads to the downstairs WC, fitted with a wall-mounted wash basin, WC and feature tiled wall. An understairs cupboard houses the boiler, installed in 2020.

Undoubtedly the heart of the home is the impressive breakfast kitchen, flooded with natural light from a side-facing window, two Velux roof windows and French doors opening onto the rear garden. The kitchen is fitted with a range of shaker-style wall, base and drawer units and a central breakfast bar, complemented by contrasting Mirostone worktops and upstands. Thoughtful additions such as USB charging sockets enhance the space whilst an under-mounted 1 and ½ bowl sink with mixer tap and drainer add practicality. Integrated appliances include an induction hob with extractor above, an electric oven, fridge freezer, dishwasher and washer/dryer.

To the first floor, the landing features an Oak and glass balustrade, a useful storage cupboard over the bulkhead, and access hatch for the loft which is boarded and insulated, with a pull-down ladder. The principal bedroom is positioned at the front of the property and is a spacious double, while the adjacent bedroom is a single. Both rooms enjoy far-reaching views to the front. A further double bedroom overlooks the rear garden.

Completing the accommodation is the fully tiled, stylish house bathroom, fitted with a white three-piece suite comprising a low-flush WC, a square wash hand basin set within a vanity unit, and a bath with rainfall shower, handheld attachment and glass shower screen. The bath is internet ready, controlled via an app for both temperature and filling level. A heated towel rail and LED mirror complete the room.

Externally, the property benefits from ample off-road parking on a tarmac driveway with an external power socket. Gated access leads to the enclosed side and rear gardens, which have been designed for low-maintenance living with a combination of artificial lawn, tiled and tarmac surfaces. A detached rendered bike garage with an electric roller shutter door provides secure storage, while raised planting beds, an outside tap and fenced boundaries complete the outdoor space.



Council tax band: C
EPC rating:
Ground rent: N/A
Service charge: N/A

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