



2 Brookwater Close

Halifax, HX3 0QR

Asking Price £365,000 Leasehold





Situated on a private and tucked away south-facing plot yet close to the town centre of Halifax offering a range of local amenities and excellent transport links, 2 Brookwater Close is a four-bedroom detached family home offering beautifully presented accommodation having been recently modernised by the current owner.

Location

The property is situated on a private garden plot at the entrance to Brookwater Close, just off Salterhebble Hill. This is a highly convenient position within close proximity to the town centre of Halifax offering a range of local amenities including local shops, cafes, independent bars and restaurants as well as bigger chain supermarkets. Halifax is also home to a bus and train station offering links to Leeds, Manchester and London while junction 24 of the M62 motorway network is a short drive.

Accommodation

Access is gained into the entrance vestibule, with a second door leading through the entrance hallway, benefiting from a cloakroom with w/c and wash-hand basin. An open staircase rises to the first floor. The first door to your right takes you through to the first reception room, currently used as a study, and offering a versatile space to suit a family needs. Back across the hallway is the integral garage.

Moving through to the spacious and beautifully presented lounge which has a media wall to the focal point with built in electric fire. French doors off the lounge lead through to the conservatory which is flooded with natural light, enjoying an outlook and allowing access to the enclosed rear garden.

The kitchen/diner offers a range of modern shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven, four-ring gas hob with extractor above, dishwasher and fridge freezer. Leading off the kitchen is a utility room which has built-in base and wall units, with plumbing for a washing machine and space for a dryer.

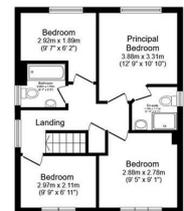
Rising to the first floor landing accessing four bedrooms and the house bathroom. The spacious principal bedroom is positioned to the rear of the property, finished with a paneled feature wall and enjoying an outlook over the garden. A fully tiled en-suite boasts a contemporary three-piece suite comprising a w/c, wash-hand basin and walk-in rainfall shower cubicle.

Three further bedrooms and the house bathroom complete the accommodation. One of the bedrooms is currently used as a dressing room and benefits from built-in wardrobes. The beautifully presented house bathroom is fully tiled and boasts a contemporary three-piece suite comprising a w/c, wash-hand basin and paneled bath with overhead rainfall shower.

Externally, a triple driveway provides off-street parking for three cars, leading to the integral single garage with power, lighting and up-and-over door. A gated pathway leads down the side of the property to the enclosed rear garden, also accessed from the utility room and French doors of the conservatory creating the perfect entertaining space. The south-facing garden has a generous decked area and a generous lawn, bordered by paneled fencing.



Ground Floor
Floor area 69.7 sq.m. (750 sq.ft.)



First Floor
Floor area 46.9 sq.m. (505 sq.ft.)

Total floor area: 116.5 sq.m. (1,254 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

Council tax band: D
EPC rating: C
Ground rent: £100 per year
Service charge: N/A

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