



Dean Field Court Holdsworth Road

Holmfield, HX2 9TX

Asking Price £340,000 Freehold





Occupying a wonderful position, a stones-throw away for highly desirable schools, 2 Dean Field Court is one of three deceptively spacious detached bungalows on a small development. Situated close to the centre of Halifax, offering a range of local amenities and excellent transport links. The property has recently had the shower rooms refitted, a new boiler, and benefits from a summerhouse.

Location

Holmfild offers a wide range of local shops and amenities 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. Dean Field Court is accessed from Holdsworth, and is in close proximity to Beechwood Park with its nature reserve, children's play area, exercise equipment and sports fields. In addition, the area boasts excellent commuter links with easy access to Halifax Railway Station, the M62 motorway via junctions 24 and 25, and the A58.

Accommodation

A Upvc and glazed door gives access to the welcoming entrance hallway, benefitting from an airing cupboard and understairs storage cupboard, with an open staircase rising the the first floor. The first door to your right takes you through the beautifully presented lounge, with a large window to the front elevation allowing for natural light. A fire sits within a recess to the focal point with oak mantel and slate hearth.

Across the the hallway is the kitchen/diner. The kitchen offers a range of cream high-gloss, 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, four-ring hob with extractor above and dishwasher. Leading off the kitchen is a useful utility room with built-in base units, stainless-steel sink and drainer and plumbing for a washing machine.

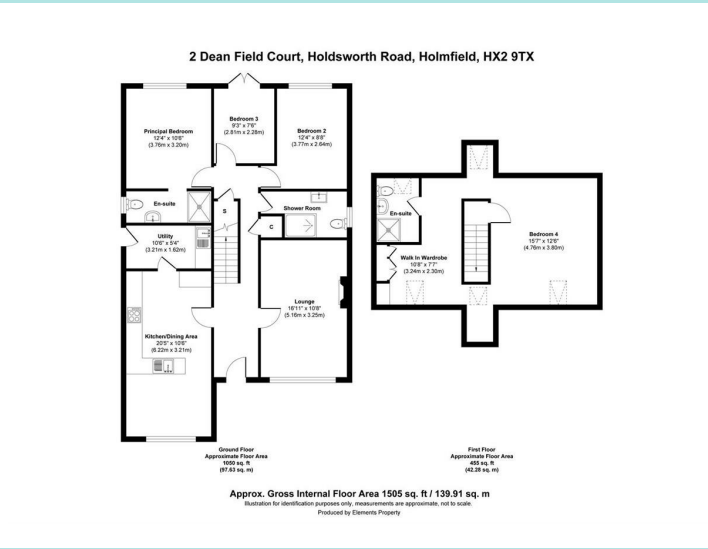
A spacious ground floor bedroom enjoys an outlook into the rear garden and benefits from a newly fitted en-suite boasting a contemporary three-piece suite comprising a w/c, wash-hand basin and walk-in rainfall shower. A further double bedroom benefits from a wall of built-in wardrobes whilst the final ground floor bedroom, currently used as a study, has French doors leading out to the rear garden. The newly fitted house shower room is fully tiled and boasts a contemporary three-piece suite comprising a w/c, wash-hand basin and double walk-in rainfall shower.

Rising to the first floor, the spacious principal suite benefits from dual-aspect Velux windows allowing for natural light to flood through and has a dressing area with built-in wardrobes and newly fitted en-suite which is part tiled and boasts a contemporary three-piece suite comprising a w/c, wash-hand basin with storage beneath and double walk-in rainfall shower.

Externally, to the front of the property a block-paved driveway provides off-street parking for three cars, adjacent to a well-manicured lawn bordered by mature planting and shrubbery. To the rear, a well-thought-out and enclosed garden has been landscaped to offer low-maintenance with a flagged pathway, multiple raised decked seating areas and a summerhouse with power and lighting.

N.B.

Please note the property is being sold on behalf of a family member of an employee of Walker Singleton (Residential) Ltd.



Council tax band: E

EPC rating: TBC

Ground rent: N/A

Service charge: N/A

ws-residential.co.uk

01484 711200



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