WS

RESIDENTIAL







The Rowans Halifax Old Road

Halifax, HX3 8HR

£425,000 Freehold

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Situated on Halifax Old Road in Halifax, HX3, this stone-built detached bungalow offers an excellent opportunity for cash buyers. The accommodation comprises two bedrooms and two reception rooms, with the option to use one of the reception rooms as a third bedroom if required. The property benefits from a gated driveway providing parking for multiple vehicles, gardens, a detached garage and a stone-built outhouse offering a useful utility space.

The property has experienced structural issues, the nature and extent of which have yet to be established. We are unable to confirm whether these issues are historic or ongoing. Prospective buyers are therefore advised to undertake their own investigations. The bungalow is vacant and offered with no onward chain.

Location

The Rowans is approached via a shared driveway leading to a gated private drive, providing a sense of privacy and seclusion whilst remaining conveniently positioned off Halifax Old Road. The property is well placed for the nearby amenities of Hipperholme and Lightcliffe, including local shops and schools. Halifax and Brighouse town centres are both within easy reach, offering a wider choice of shopping, leisure and amenities, with railway stations in both towns providing links to surrounding towns and cities.

Accommodation

A barn-style uPVC door opens into an entrance porch with dual-aspect windows. A further door leads into the spacious lounge, which features an angled bay window to the front elevation and sliding patio doors to the side, providing access to the garden. The focal point of the room is a stone-built fireplace with an inset coal-effect gas fire and timber mantel above.

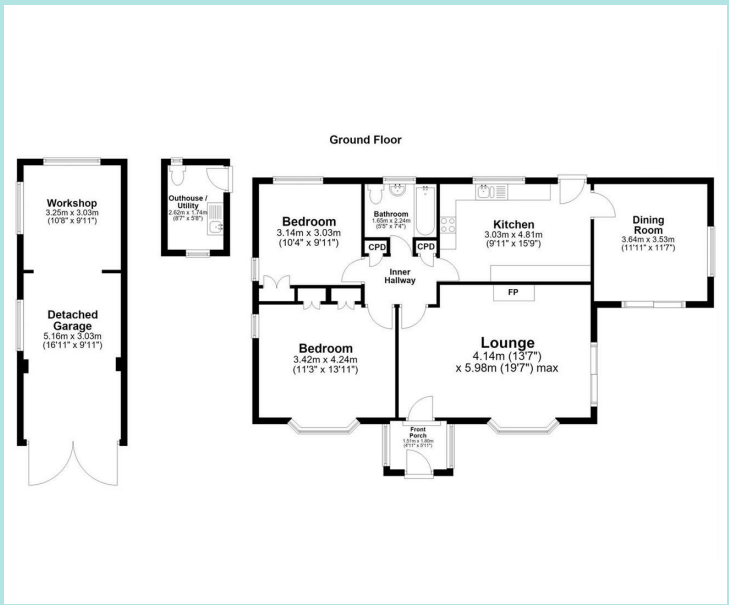
A spacious inner hallway provides a range of fitted storage cupboards. To the right is the kitchen, which offers an excellent range of base, wall and drawer units with contrasting work surfaces and tiled splashbacks. There is a freestanding gas cooker with extractor hood above, a 1 and ½ bowl stainless steel sink with drainer, mixer tap and waste disposal unit, plumbing for a washing machine, space for a tumble dryer and a freestanding fridge freezer. The Vaillant boiler is housed within a cupboard. A barn-style uPVC door and separate window to the rear elevation provide access to and views over the rear garden. Leading off the kitchen is a dual-aspect room with a side-facing window and sliding patio doors to the front. This versatile space could be utilised as a dining room or, if required, a third bedroom.

The property offers two double bedrooms, both accessed from the inner hallway, together with the house bathroom. The principal bedroom is situated to the front of the property and features an angled bay window to the front elevation, a further side-facing window, two fitted wardrobes with overhead cupboards and two radiators. The second double bedroom is dual-aspect, with side- and rear-facing windows, and benefits from a fitted wardrobe with overhead cupboard, shelving and hanging space, enclosed by louvre doors.

Completing the accommodation is the house bathroom, fitted with a three-piece suite comprising a bath with shower over and folding glass shower screen, wash hand basin and WC. The room also benefits from fully tiled walls, carpeted flooring, an obscure-glazed window to the rear elevation and a fitted mirrored cabinet.

Externally, gates with the house name inscribed within open to a substantial tarmacadam driveway. The driveway provides ample off road parking and access to the detached garage with double barn-style doors, windows to both the side and rear elevations and a workshop area to the rear. There is a further area of land to the rear of the garage. The garden features a mature planted raised bedding area with low stone wall, a lawned area with a mature central tree, complemented by established shrubs, stone retaining walls and paved pathways. There is an attractive stone-built terrace with steps leading to a raised seating area surrounded by established greenery and mature planting. The stone built outhouse is detached from the main house, yet connected via a stone archway, and offers potential for a variety uses. Internally it is timber clad and currently provides power, uPVC windows and door, a base unit with a stainless steel sink with drainer, taps and a shower over, and a WC.





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

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The Property Ombudsman

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