

Peter David

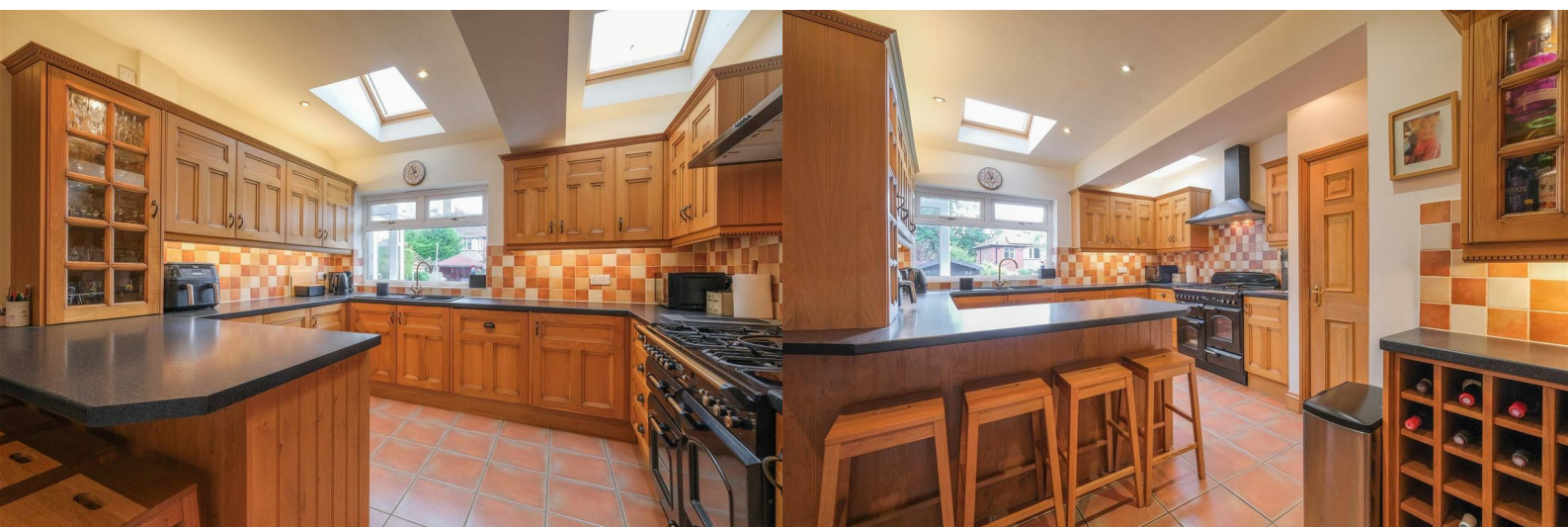
Properties Ltd

Residential Sales and Lettings



Well Head Drive,

£420,000





Nestled in the desirable area of Well Head Drive, Halifax, this impressive semi-detached house offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy entertaining guests.

As you approach the house, you will be greeted by a spacious driveway, providing ample parking for multiple vehicles. The beautifully maintained rear garden is a true highlight, offering a serene outdoor space for relaxation and recreation, perfect for summer gatherings or quiet evenings.

Inside, the property is beautifully presented, featuring a spacious layout that enhances the feeling of openness. The inviting conservatory adds an extra dimension to the living space, allowing natural light to flood in and creating a warm atmosphere throughout the home.

The master bedroom boasts the luxury of an en-suite bathroom, providing a private retreat for the homeowners. Additionally, there is an extra room accessible via a loft ladder, which offers plenty of storage options, catering to all your organisational needs.

Completing this wonderful home is an integral garage, providing further convenience and security for your vehicle or additional storage.

- 5 BEDROOM EXTENDED SEMI DETACHED PROPERTY
- CONSERVATORY
- UTILITY ROOM
- INTEGRAL GARAGE
- MASTER BEDROOM WITH EN-SUITE
- ADDITIONAL ROOM VIA LOFT LADDER
- DRIVEWAY
- REAR GARDEN WITH GRASS, PATIO AND DECKING
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND C

Accommodation

Entrance Hallway

Lounge

11'5" x 13'6" (3.5 x 4.13)

Kitchen

10'5" x 16'4" (3.2 x 5.0)

Diner

11'5" x 13'8" (3.5 x 4.18)

Conservatory

11'5" x 10'5" (3.5 x 3.2)

Utility

7'8" x 11'11" (2.35 x 3.65)

Garage

11'3" x 16'4" (3.45 x 5.0)

First Floor

Bedroom 1

11'1" x 11'3" (3.4 x 3.45)

En-suite

7'2" x 5'2" (2.2 x 1.6)

Bedroom 2

11'1" x 14'1" (3.4 x 4.3)

Bedroom 3

11'1" x 14'10" (3.4 x 4.53)

Bedroom 4

9'2" x 8'8" (2.8 x 2.65)

Bedroom 5

6'11" x 6'10" (2.13 x 2.1)

Bathroom

6'11" x 10'2" (2.13 x 3.1)

Loft Ladder access to a further room with storage

External

Driveway to front and garden, patio and decking to the rear

Directions

HX1 2QX for directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



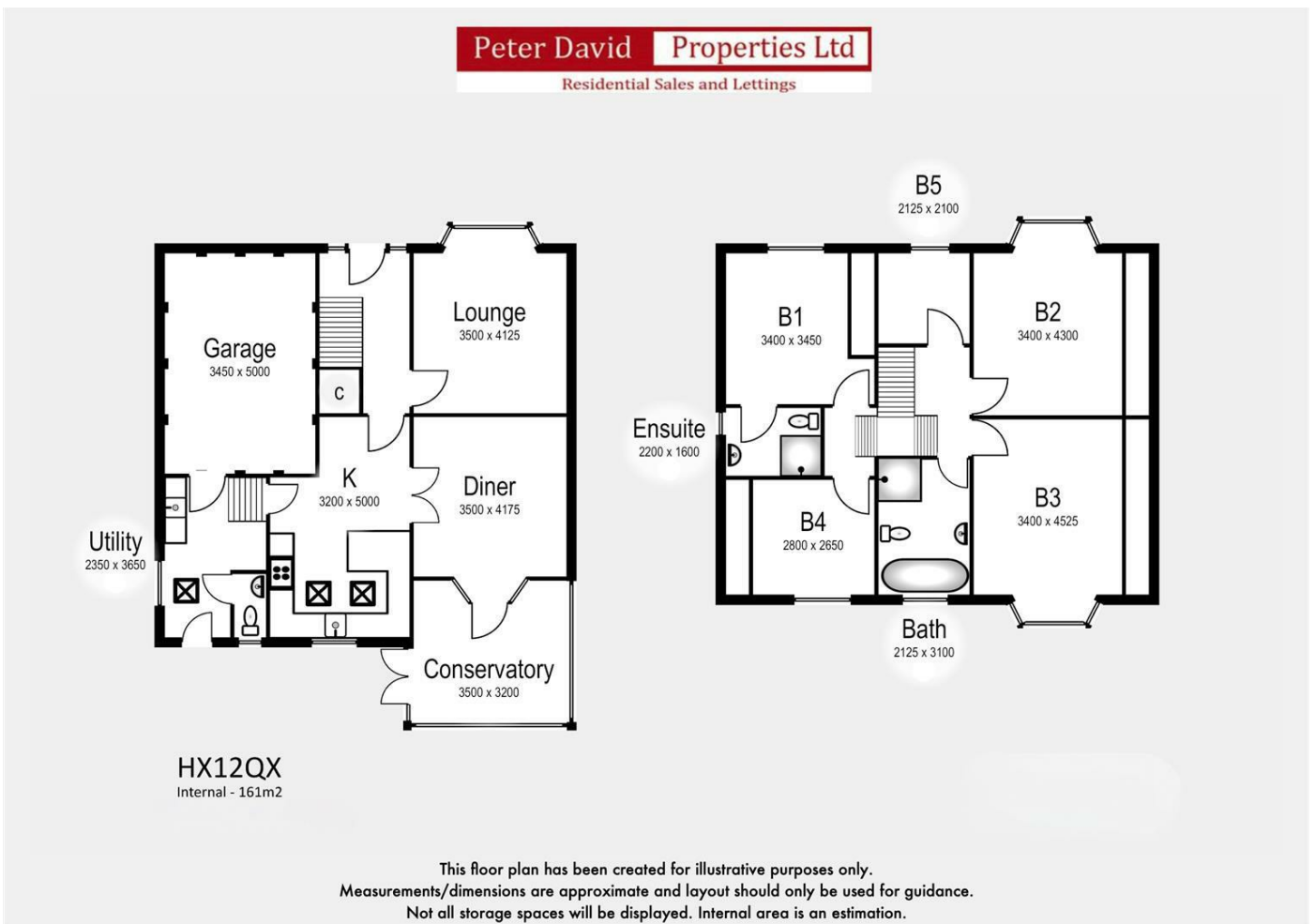
Hybrid Map



Terrain Map



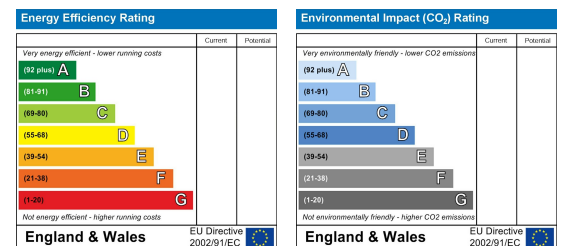
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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