Sugdens
Sales & Lettings



Halifax Road, Hartshead Moor

Offers In Excess Of £300,000

* EXTENDED SEMI DETACHED * FOUR BEDROOMS * MODERNISED * SOUGHT AFTER LOCATION *
* OVER THREE FLOORS * THREE BATH/SHOWER ROOMS * IMPRESSIVE LIVING/DINING KITCHEN *
* GARDENS * DRIVEWAY * SPACIOUS ACCOMMODATION * VIEWS *

Situated in this highly sought-after residential location, this beautifully extended four-bedroom semi-detached home has been modernised throughout, creating a stylish and contemporary living environment ready to move straight into.

Enjoying stunning open aspect views to the rear, the property offers deceptively spacious accommodation arranged over three floors, making it an ideal purchase for growing families.

Further benefits include gas central heating, uPVC double glazing and a security alarm system.

The well-planned layout includes a welcoming lounge, an impressive open-plan living/dining kitchen, ground floor WC, modern family bathroom and the added benefit of two generous double bedrooms with en-suite facilities.

Externally, the property features driveway parking to the front, while the rear enjoys attractive enclosed gardens, perfect for relaxation and outdoor entertaining.











Hallway
Radiator.

W/C
Modern 2 piece suite, low flush w/c, wash hand basin, radiator and a double glazed window.

Lounge
15'5 12 (4.70m 3.66m)
Log burning fire, stone fireplace surround, radiator and a double glazed window.

Family Living Kitchen
22'2 13'11 (6.76m 4.24m)
Modern fitted wall and base units, stainless steel sink unit, integrated fridge freezer, dishwasher and microwave, breakfast bar, pantry with plumbing for automatic washing machine, velux window and bi fold doors leading to the rear garden with an open aspect view.

Living area
Log burning fire, stone fireplace surround, radiator and spotlights.

First Floor Landing

Bedroom One
12'6 x 9'3 (3.81m x 2.82m)
Radiator and a double glazed window.

En Suite Shower Room
Modern three piece suite comprising of a shower cubicle, low flush w/c, vanity sink unit, radiator and a double glazed window.

Bedroom Three
9'8 x 9'4 (2.95m x 2.84m)
Radiator, double glazed window and open aspect views to the rear.

Bedroom Four
9'3 x 5'9 (2.82m x 1.75m)
Radiator, double glazed window and open aspect views to the rear.

House Bathroom
Modern three piece suite comprising of a panelled bath, low flush w/c, vanity sink unit, feature radiator and a double glazed window.

Second Floor











Bedroom Two
15'11 x 8'8 (4.85m x 2.64m)
Radiator, velux window and eaves storage.

En Suite Bathroom
Modern three piece suite comprising panelled bath, low flush w/c, vanity sink unit, feature radiator and velux window.

Exterior
To the outside there is a low maintenance garden to the rear with open aspect views, a driveway provides off street parking.

Directions
From our office in Cleckheaton town centre head toward Victoria Ct, turn right onto Northgate, turn left onto Whitcliffe Rd, turn left onto Prospect Rd, turn left to stay on Prospect Rd, Prospect Rd turns right and becomes Tofts Rd, turn right onto Westgate, turn left onto Halifax Rd and the property will be seen on the right displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C / Kirklees









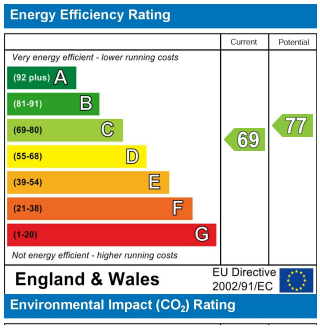
Halifax Road, BD19

Approximate Gross Internal Area = 138.4 sq m / 1490 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336634)





Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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