



Sunnybank Road, Halifax, HX4 8JP
£350,000

E&H Edkins Holmes
ESTATE AGENTS

A substantial four-bedroom detached dormer bungalow occupying a generous plot in this highly regarded residential location. The property requires some renovating but offers spacious and versatile accommodation throughout, the property will particularly appeal to families seeking a home with excellent potential to modernise and personalise to their own tastes.

The accommodation briefly comprises an entrance hallway leading into a spacious lounge which opens via an archway into the dining room, creating an excellent entertaining and family living space. Also to the ground floor is a fitted dining kitchen, utility room, master bedroom, family bathroom and separate WC.

To the first floor are three further bedrooms, all offering good proportions and flexibility for growing families, guest accommodation or those working from home.

Externally, the property enjoys extensive lawned gardens to the rear, providing an ideal outdoor space for families and keen gardeners alike. A driveway to the front offers off-road parking for multiple vehicles and leads to the attached garage, which also benefits from access to a useful under-house storage area/workshop space.

Although requiring some updating, the property presents an exciting opportunity for purchasers to create a superb long-term family home in a sought-after area close to local amenities, well-regarded schools and transport links.



Entrance Porch
UPVC double glazed door to front elevation.

Entrance Hall
Understairs cupboard. Radiator. Door to porch.

Cloakroom
Wash hand basin. Low flush W.C. UPVC double glazed window to side elevation.

Lounge 15'5" x 12'6" (4.717 x 3.825)
Coal effect, living flame gas fire. Radiator. Two UPVC double glazed windows to front and side elevations.

Dining Room 9'0" x 9'11" (2.763 x 3.036)
Open to Lounge via arch. Radiator. UPVC double glazed window to rear elevation.

Bedroom One 13'3" x 11'5" (4.040 x 3.496)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 8'10" x 12'9" (2.697 x 3.902)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric eye level oven. Electric hob. Radiator. UPVC double glazed window to rear elevation.

Utility Room 8'11" x 4'6" (2.726 x 1.396)
Plumbing for washing machine. Boiler (installed November 2023). UPVC double glazed window to rear elevation. Door to side elevation.

Bathroom
Wash hand basin. Bath. Separate shower cubicle. Storage cupboard. Towel radiator. UPVC double glazed window to side elevation.

Landing
Bedroom Two 8'4" x 13'7" (2.551 x 4.147)
Fitted wardrobes. Radiator. UPVC double glazed widow to front elevation.

Bedroom Three 8'4" x 13'8" (2.555 x 4.190)
Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 7'3" x 8'3" (2.228 x 2.539)
Radiator. UPVC double glazed window to side elevation.

Single Garage
Electric roller door. Power. Light. Tap. Access to under house.

Parking
Driveway parking for two cars.

Front Garden
Lawn and patio garden with mature planting.

Rear Garden
Extensive lawn garden.

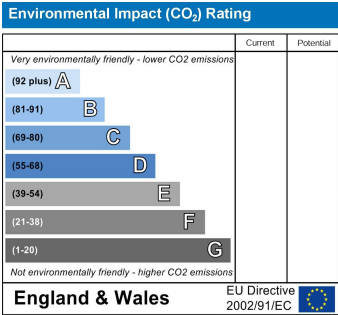
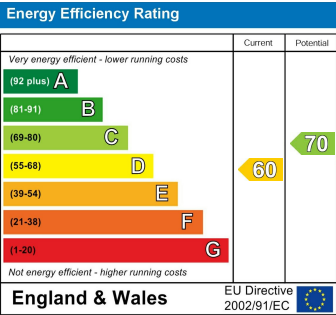
Council Tax Band
E

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
daily.scout.return

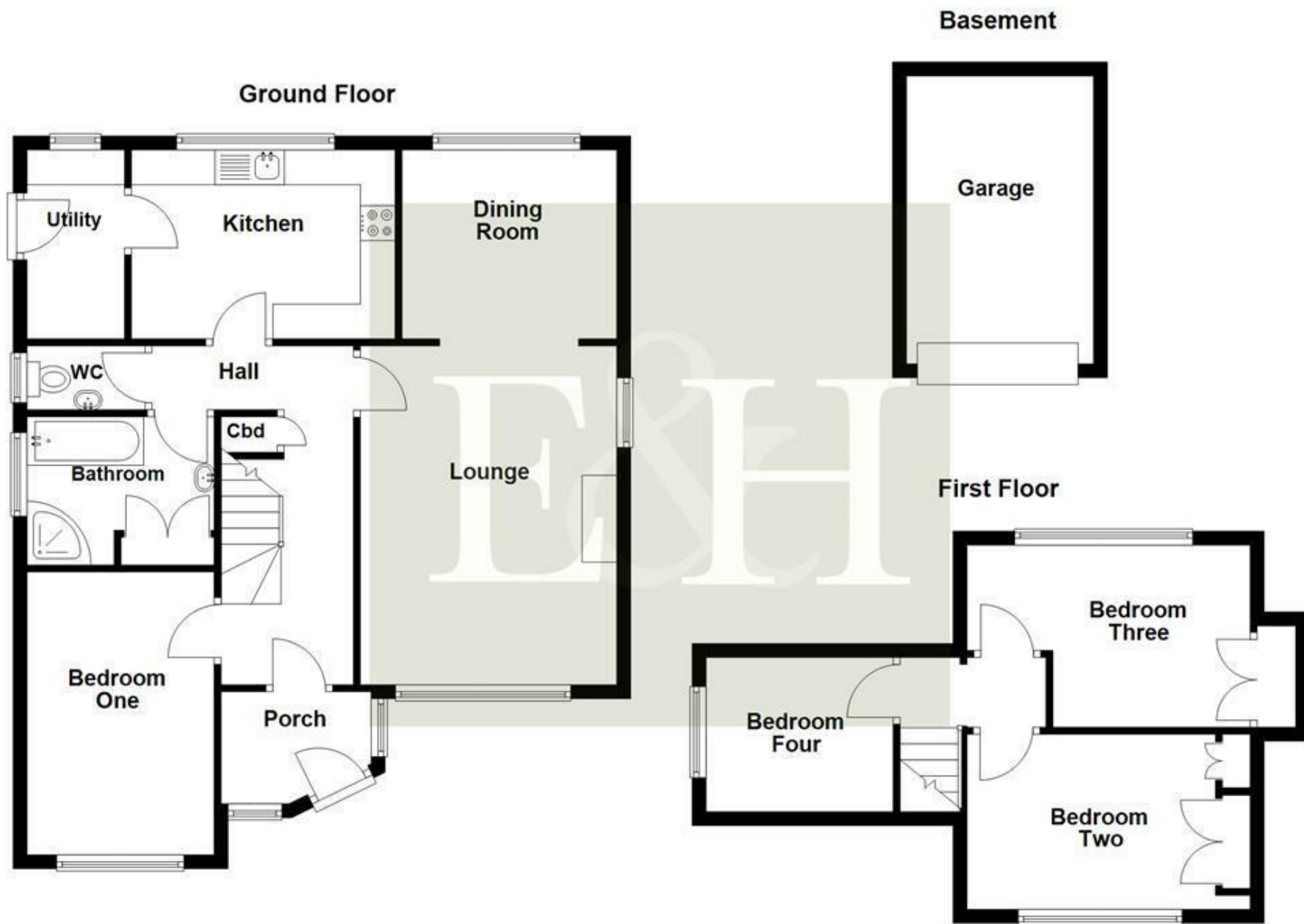
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information provided has not been verified.
We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only
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