



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

**E&H** Holmes  
ESTATE AGENTS

A substantial four-bedroom detached dormer bungalow occupying a generous plot in this highly regarded residential location. Offering 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 window 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

### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the

information provided has not been verified.

We are not a member of a client money protection scheme.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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