



## 3 Wellcroft Gardens

Halifax, HX3 8HS

**£595,000**



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Welcome to Wellcroft Gardens, Hipperholme, Halifax - a stunning property that exudes elegance and charm. This detached house boasts a well-presented interior with an open kitchen diner, living room, five double bedrooms, as well as an en-suite and bathroom, a downstairs w/c and a utility room, offering ample space for comfortable living.

The property's standout feature is its kitchen with bi-folding doors opening onto the landscaped garden, a huge dining space, and a fully fitted kitchen making this an ideal home for entertaining, and providing versatility for families or those in need of extra space. The landscaped garden is a tranquil oasis, perfect for relaxing on sunny days. Additionally, the double garage offers convenience and ample storage space for vehicles or belongings.

Situated in a sought-after location, this property offers not just a home, but a lifestyle. With its prime position in Hipperholme, Halifax, residents can enjoy the best of both worlds - a peaceful retreat away from the hustle and bustle, yet with easy access to local amenities, transport links and good local schools.

Don't miss the opportunity to make this house your home. Embrace the comfort, space, and style that this property has to offer. Book a viewing today and step into your dream home at Wellcroft Gardens.

## Entrance Porch

The entrance porch leads in from the front of the house providing access to the downstairs W/C and kitchen diner. A bright and airy space with solid ash flooring.

## W/C and Cloak Room

Sink with storage, W/C part tiled and tastefully presented.

## Living Room

A full length living space with windows overlooking the front and rear of the property. A multi fuel stove provides the focal point and French doors open onto the garden. Solid wood flooring throughout.

## Kitchen Diner

An open kitchen diner with a solid wooden beam providing a beautiful feature. The kitchen centres around a breakfast island which seats three and is fitted with a wide range of matching units with complementary quartz worktops. Appliances include - Bosch combo microwave oven, Bosch dishwasher, five-burner gas hob, dual wine fridges, fridge freezer, double oven. With engineered oak flooring throughout, dual-aspect windows, side access point and bi-folding doors to the garden. The dining area is open to the kitchen and provides a great floor space for a large table. A glass and wooden staircase leads upstairs from this area with integrated lighting.

## Utility Room

Providing access to the rear garden with fitted matching units and worktops, stainless steel sink, tiled splashbacks and plumbing/electric for appliances.

## Bedroom One

The master bedroom overlooks the front of the home with a generous floorspace, fitted wardrobes and access to the en-suite.

## En-Suite

A three-piece en-suite with sink, w/c and shower.

## Bedroom Two

A double bedroom with built in wardrobes overlooking the rear garden.

## Bedroom Three

A double bedroom overlooking the side of the property.

## Bedroom Four

A double bedroom to the front of the home with built in storage.

## Bedroom Five

A double bedroom overlooking the rear garden

## Bathroom

Fully tiled with a jacuzzi bath tub, over bath shower, sink with storage and W/C.

## Double Garage

A double garage ideal for parking and storage space with electric up and over door.

## External

With a driveway to the front of the property offering parking for at least two cars, the drive leads to the double detached garage to the side of the home

To the rear of the property is a well-presented landscaped garden which is accessible from the kitchen through bi-fold doors, and the French doors from the lounge.

A decking area, central lawn, solid stone water feature and finally a storage/bbq area to the rear of the garage make this an ideal space for sunny days. The garden features external lighting and power points.

## Directions

For Satnav please use the postcode HX3 8HS

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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



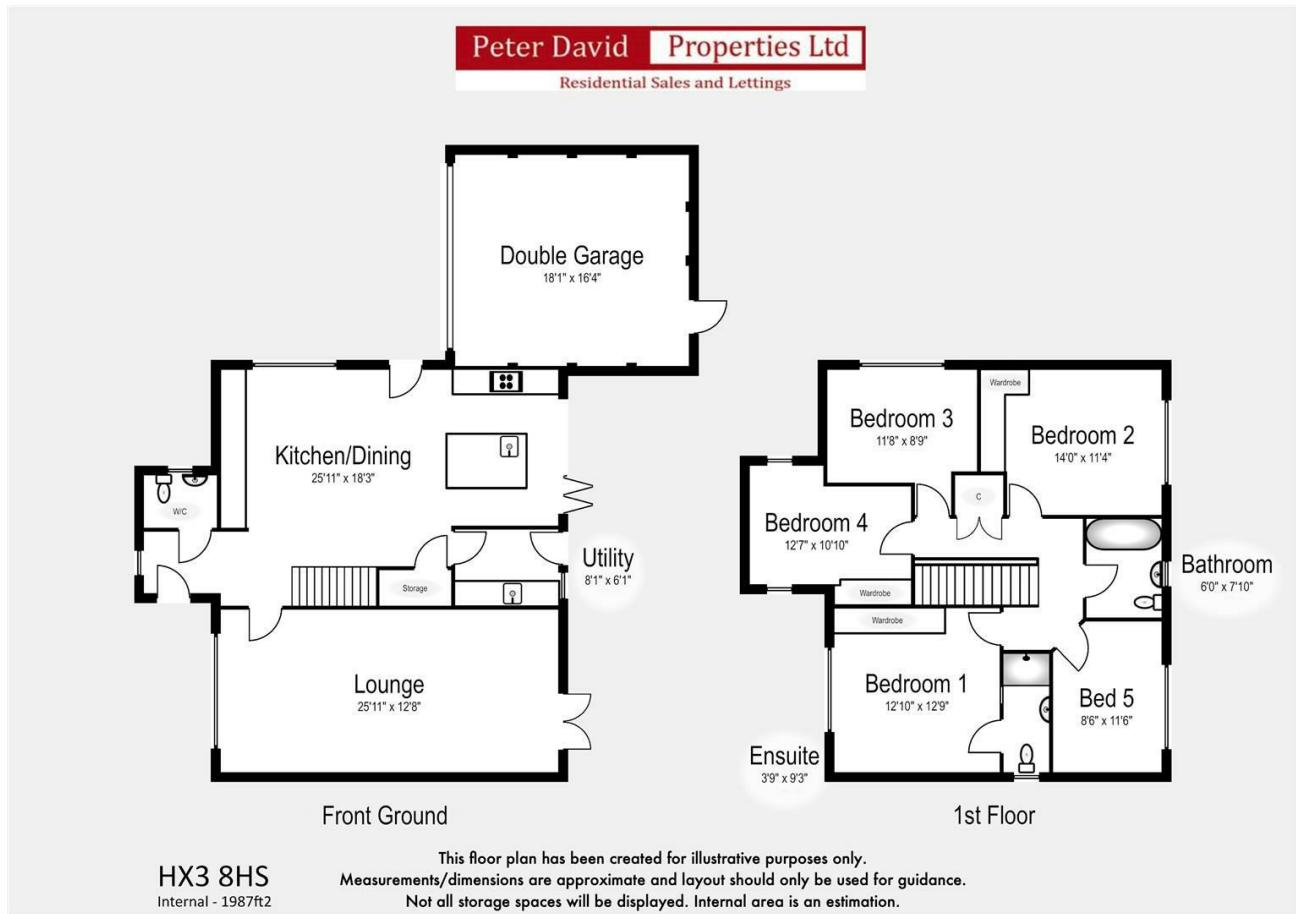
## Hybrid Map



## Terrain Map



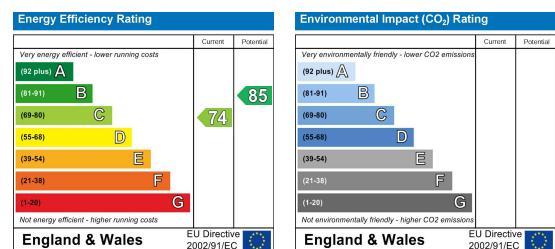
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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