



“WOODLANDS” COW LANE, WAKEFIELD ROAD, HALIFAX

Situated in this highly desirable and extremely convenient residential location, lies this two bedroomed detached bungalow providing panoramic views and attractive accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises a modern fully fitted dining kitchen, entrance hall, a lounge with bay window, two bedrooms, a modern bathroom, conservatory with bi-folding doors, off road parking for two vehicles and a south facing garden. The property provides excellent access to the local amenities of Skircoat Green and Copley as well as easy access to Halifax town centre and the M62 motorway network. Very rarely does the opportunity arise to purchase such a unique detached bungalow in this sought-after location and an early appointment to view is strongly recommended.

Price Guide: O/A £299,995

The uPVC double glazed entrance door opens into the

DINING KITCHEN 4.96m x 3.25m max



This modern dining kitchen is fully fitted with a range of fitted wall and base units incorporating matching work surfaces with a single drainer 1 ½ bowl sink unit with mixer tap, four ring induction hob with extractor in stainless steel canopy above, fan assisted electric double oven and grill, integrated fridge freezer, dishwasher and washing machine. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed windows to the side and rear elevations provide this room with its light and spacious aspect. Inset spotlight fittings to the ceiling and one double radiator.



From the Dining Kitchen a door opens into the

ENTRANCE HALL

With glass panelled door opening to the

LOUNGE 4.14m x 3.62m



With angular bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook. Feature fireplace with electric living flame pebble effect fire, uPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling, one double radiator, one TV point, and a fitted carpet.

From the Entrance Hall a door opens to the

BATHROOM



The Bathroom has a modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator.

From the Entrance Hall a door opens to

BEDROOM TWO 2.64m x 2.18m



UPVC double glazed windows to the side and rear elevations, one double radiator and a fitted carpet. From the Entrance Hall a door opens into

BEDROOM ONE 3.32m x 3.25m



With uPVC double glazed window to the side elevation, one double radiator, inset spotlight fittings to the ceiling and a fitted carpet. From the Bedroom double doors open into the

SPACIOUS CONSERVATORY 4.54m x 3.41m



This spacious conservatory can also be accessed from the Entrance Hall. With uPVC double glazed windows to three elevations and bi-folding doors to the front elevation opening onto the front garden. The conservatory has the benefit of electric under floor heating, power, and light.

GENERAL



The property is constructed of brick and surmounted with a tiled roof, it has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold, and the council tax band is C

EXTERNAL



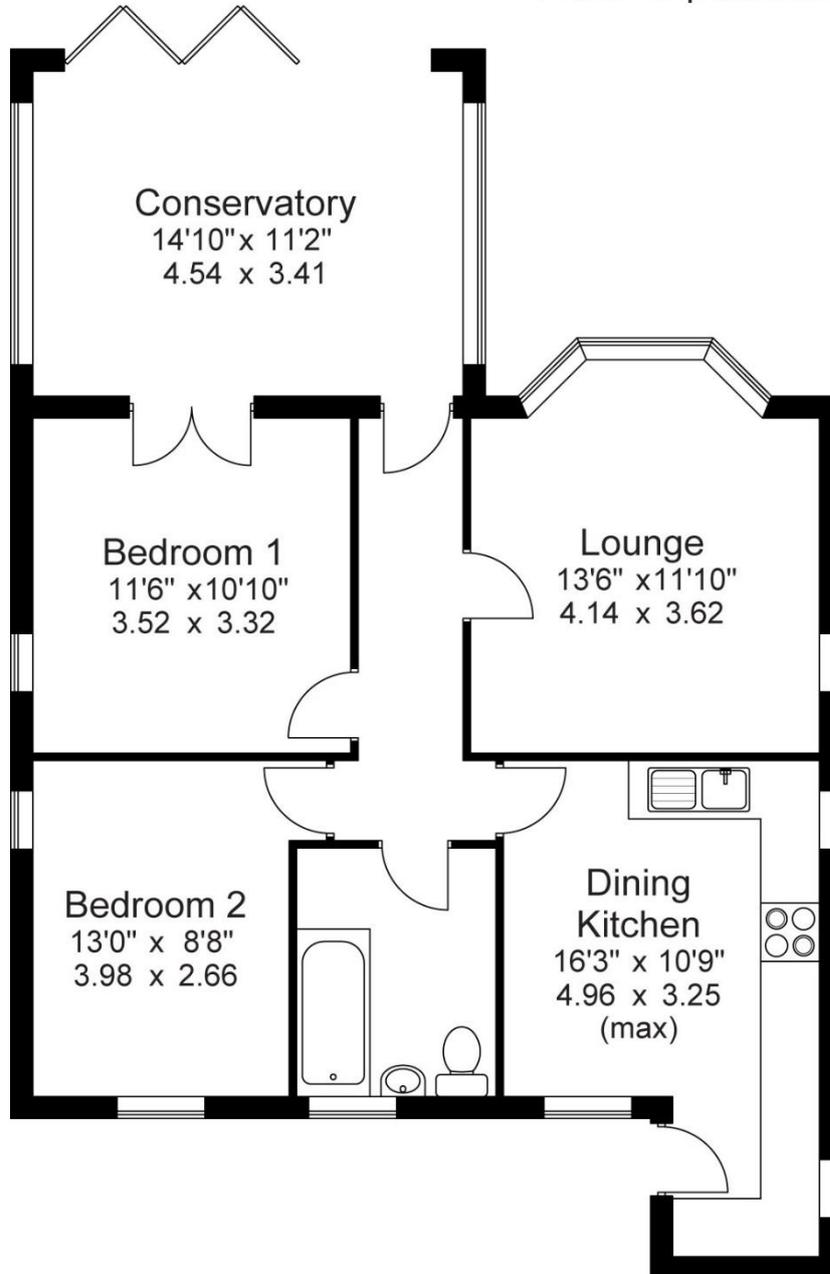
To the front of the property there is a large garden with a decked area which is accessed from the conservatory, there is a lawn with mature plants and shrubs. There is an open fronted summerhouse. To one side of the property there is a concrete area with a garden shed. To the remaining side of the property is another decked area with a rockery garden and path leading to the rear. To the rear of the property there is a block paved area providing parking for several vehicles and a graveled area, external water supply and paths providing access to the side of the property.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS Sat Nav HX3 OTL

Approx Gross Floor Area = 838 Sq. Feet
= 77.68 Sq. Metres



For illustrative purposes only. Not to scale.

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