



11 OAKWOOD GARDENS OFF BEECHWOOD ROAD, HALIFAX

Just step inside this delightful four bedroomed detached residence and you cannot fail to be impressed by the attractive accommodation this superb property provides. The property has a wealth of quality fixtures and fittings and briefly comprises of an entrance hall, spacious open plan lounge with dining area, modern fitted kitchen, utility area, downstairs cloakroom, integral garage with automated sectional door with LED lighting, four good sized bedrooms, master with en suite shower room, a modern bathroom, gardens, uPVC double glazing and gas central heating. The property is situated in this desirable residential location providing easy access to Halifax town centre as well as local amenities including outstanding schools. Very rarely does the opportunity arise to purchase such a quality family home in this popular and convenient area and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £295,000

A contemporary steel framed double glazed entrance door opens into the

ENTRANCE HALL

With one double radiator and a fitted carpet.

From the Entrance Hall a door opens to the

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE 3.67m x 4.07m



With angular bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook. Feature fireplace incorporating marble inset and hearth with a modern living flame gas fire, cornice to ceiling, one TV point, one double radiator and a fitted carpet.

DINING AREA 2.94m x 2.90m



With uPVC double glazed French doors opening onto an enclosed private garden, cornice to ceiling, one double radiator and a fitted carpet.

From the Dining Room through to the

MODERN FULLY FITTED KITCHEN 2.97m x 2.72m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in pull out canopy above with fan assisted electric oven and grill beneath and plumbing for an automatic washing machine/ dish-washer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, and one double radiator.

From the Kitchen a door through to the

SMALL UTILITY ROOM

With work surface and uPVC double glazed side entrance door. There is plumbing for a washing machine and space for a dryer.

From the Utility Room a door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising pedestal wash basin and low flush WC, uPVC double glazed window to the rear elevation, inset spotlights to the ceiling and one double radiator.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With access to an insulated loft and a fitted carpet. Door to store cupboard with fitted shelf providing excellent storage facilities. From the Landing a door opens to

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BEDROOM THREE 2.86m x 2.87m max

This third bedroom is presently used as an office and has uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator and a fitted carpet.

BEDROOM ONE 3.22m x 4m



This double bedroom has a uPVC double glazed window to the front elevation, fitted wardrobes to one wall, one double radiator and a fitted carpet. From the bedroom a door opens into the

EN SUITE SHOWER ROOM

With modern white Villeroy Boch three-piece suite comprising hand wash basin in vanity unit, low flush WC and a walk-in shower cubicle with overhead rainfall shower unit. The en suite is fully tiled, has inset spotlight fittings to the ceiling, a uPVC double glazed window to the front elevation, a modern vertical radiator with heated towel rail, an extractor fan, and an electric light mirror with touch control and shaver point. From the Landing a door opens to the

BATHROOM



With modern white Villeroy Boch three-piece suite comprising hand wash basin with mixer tap, low flush WC and panelled whirlpool bath with spa jets and mood lighting. The bathroom is fully tiled including the floor, has inset spotlight fittings to the ceiling, uPVC double glazed window to the rear elevation a modern vertical radiator with heated towel rail, and an electrical touch control mirror with Bluetooth.

From the Landing a door opens into

BEDROOM FOUR 2.49m x 2.47m

With uPVC double glazed window to the rear elevation overlooking the rear garden, one double radiator and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 2.57m x 3.56m



This second double bedroom has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

GENERAL

The property 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 in council tax band D. The property had a newly installed Viesman boiler in 2022 with 10 years warranty.

EXTERNAL



To the front of the property there is a lawned garden with tarmac drive leading to the Integral Garage and providing parking. The integral garage has an automated sectional door with LED lighting. To the side of the property there is path leading to the rear enclosed garden which has a lawn and small flagged patio area. To the remaining side of the property there is a gravelled area.

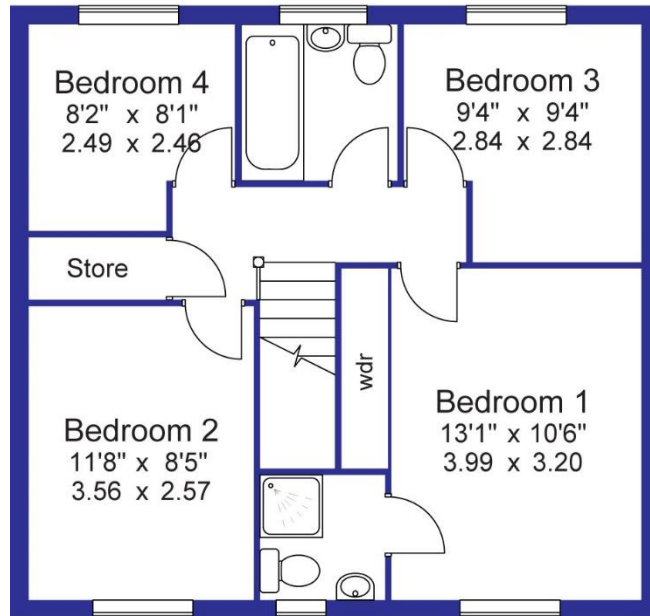
TO VIEW

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

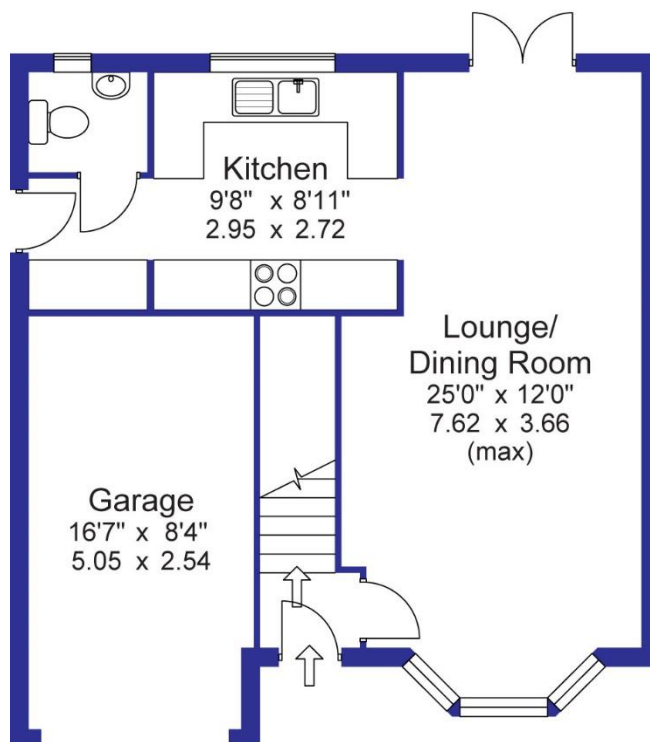
DIRECTIONS

Sat Nav HX2 8HB

Approx Gross Floor Area = 1165 Sq. Feet
= 108.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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