



45 SPRINGWOOD DRIVE HALIFAX

Situated in this highly desirable and much sought after residential location, providing 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, lies this detached former bungalow providing deceptively spacious two bedroomed accommodation. The property enjoys breathtaking panoramic views over the Norland Hillside and surrounding countryside which can be enjoyed from the south facing balcony this property provides. An internal inspection is absolutely essential to fully appreciate the delightful accommodation provided which has a wealth of quality fixtures and fittings. The property has the benefit of uPVC double glazing and gas central heating, gardens to front and rear a single garage and further off road parking facilities. An internal inspection is absolutely essential to fully appreciate this delightful property.

Price Guide: O/A £325,000

The side entrance door opens door to

ENTRANCE VESTIBULE

With door to cupboard providing useful storage facilities, and Karndeen flooring. From the Entrance Vestibule a door opens into the

OPEN PLAN KITCHEN, DINING ROOM AND SITTING AREA 21'9" x 12'9"



KITCHEN AREA

Being fully fitted with a range of modern wall and base units incorporating granite work surfaces with double bowl sink unit with mixer tap, four ring gas hob with extractor hood in stainless steel canopy above, electric fan assisted oven and grill, centre island with integrated fridge and plumbing for an automatic washing machine and dishwasher. This attractive modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation enjoying superb panoramic views, inset spotlight fittings to the ceiling and Karndeen flooring.

DINING AND SITTING AREA



With uPVC double glazed sliding patio doors opening onto a spacious south facing stainless steel and glazed balcony enjoying breathtaking panoramic views. Wall mounted TV point, one double radiator with cover, and Karndeen flooring.



From the Dining Area access to the hall

HALL

With access to a fully insulated and partially boarded loft, a modern vertical radiator and a fitted carpet. From the Hall a door opens into

BEDROOM ONE 12'9" x 12'



Spacious double bedroom with a uPVC double glazed window to the front elevation with plantation style blinds, built in wardrobe with sliding mirrored doors one double radiator and a fitted carpet. From the Hall a door opens into

BEDROOM TWO 9'4" x 9'4"



With a uPVC double glazed window to the front elevation with plantation style blinds, fitted wardrobes with mirrored doors, one double radiator and a laminate wood floor. From the Hall a door opens into the

BATHROOM

With modern white three-piece suite comprising a hand wash basin in vanity unit, low flush WC and a corner shower cubicle with shower unit. The bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlights, uPVC double glazed window to the front elevation and a towel rail/radiator.



From the Hall stairs lead down to the

SPACIOUS LOUNGE 22'3" x 20'3"



This extended spacious lounge could be divided into two rooms and has uPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect. There are uPVC double glazed French doors opening onto the south facing garden. There is a feature fireplace with coal effect living flame gas fire with a marble inset and hearth. Three double radiators and a fitted carpet.

GENERAL

The property has the benefit of all mains services with the added benefit of uPVC double glazing, gas central heating and cavity wall insulation. It is a freehold property and is in council tax band D.

EXTERNAL



To the front of the property there is a garden with block paved drive leading to a single garage with an electric up and over door and further parking facilities. A path leads to the side entrance door and steps lead down to the rear of the property where there is a terraced garden including a delightful decked entertaining area with a glazed balustrade, patio, gravelled areas, mature trees, and shrubs.



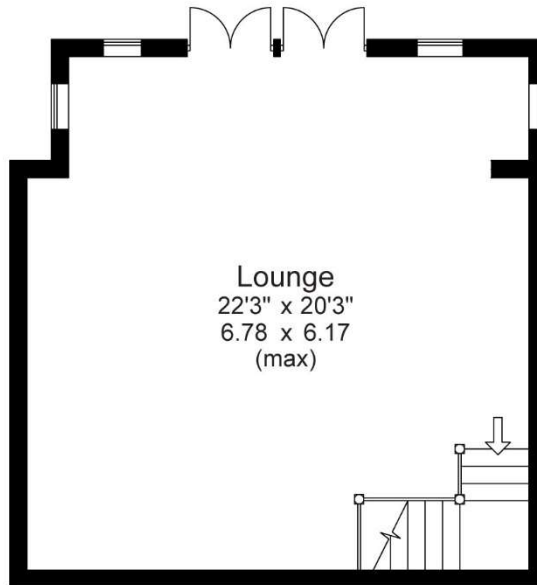
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 394222.

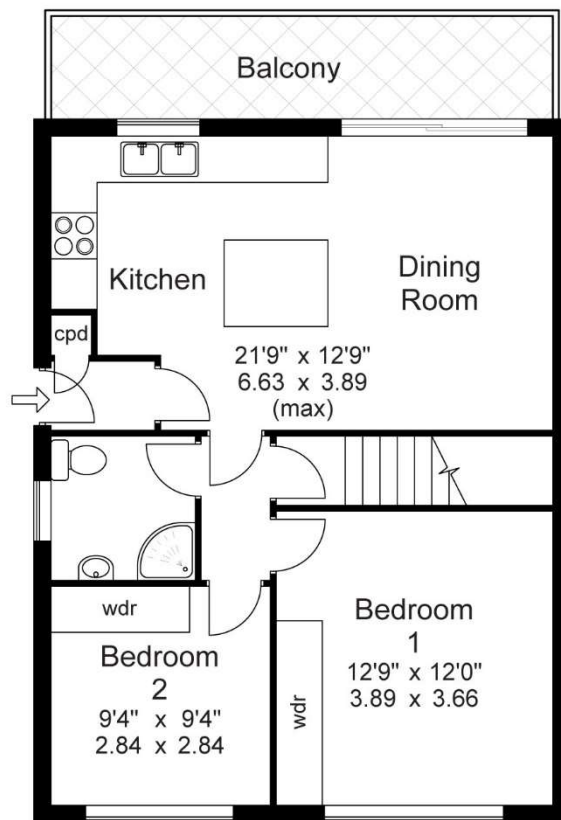
DIRECTIONS

SAT NAV HX3 OTQ

Approx Gross Floor Area = 1105 Sq. Feet
= 102.6 Sq. Metres



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.

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