



58 CENTRAL PARK WELL HEAD, HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this extended three bedroomed detached bungalow providing attractive accommodation. The property briefly comprises an entrance hall, spacious lounge, a modern fitted kitchen, three good sized bedrooms, a modern bathroom, large conservatory/dining area, utility room, gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to Halifax town centre as well as easy access to the M62 motorway network. Very rarely does the opportunity arise to purchase an extended detached bungalow in this highly desirable residential location and an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £300,000

The uPVC double glazed front entrance door with side panel opens into the

ENTRANCE HALL

With door to cupboard housing the Worcester combination boiler providing useful storage facilities, and one radiator with cover.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE 5.94m x 3.78m



With large uPVC double glazed picture window to the front elevation providing this room with its light and spacious aspect, wall mounted electric living flame fire with concealed mood lighting, cornice to ceiling, two double radiators, one TV point and a fitted carpet.

From the Spacious Lounge a door opens into the

KITCHEN 3.10m x 2.77m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above, fan assisted electric oven and grill, and an integrated microwave. The kitchen is fully tiled including the floor, has inset spotlight fittings to the ceiling, uPVC double

glazed window to the side elevation, and a uPVC double glazed side entrance door.

From the Lounge a door opens to the

INNER HALL

With door to

BATHROOM



With modern white three-piece suite comprising hand wash basin with mixer tap, low flush W/C and a panelled bath with overhead and handheld shower units. The bathroom is fully tiled and has a Velux double glazed skylight window, cornice to ceiling, chrome heated towel rail/radiator, and an extractor fan.

From the Inner Hall a door opens to

BEDROOM ONE 2.89m x 5.02m



This spacious double bedroom has a uPVC double glazed window to the rear elevation, cornice to ceiling, inset spotlight fittings, one double radiator and a fitted carpet.

From the Inner Hall a door opens to

BEDROOM TWO 2.65m x 3.71m



This second double bedroom has a uPVC double glazed window to the rear elevation, cornice to ceiling with matching dado rail, one double radiator and a fitted carpet. From the Inner Hall a door opens to a further

HALL

With one double radiator, delph rack, cornice to ceiling and matching dado rail. From the Hall a door opens into the

UTILITY ROOM 2.31m max x 1.98m

With fitted wall and base units incorporating matching work surfaces, single drainer stainless steel sink unit and plumbing for an automatic washing machine. The utility room is fully tiled and has an extractor fan.

From the Hall a door opens into

BEDROOM THREE 2.17m x 2.69m

With uPVC double glazed window to the rear elevation, one double radiator, hand wash basin to one corner, cornice to ceiling and a fitted carpet.

From the Hall a uPVC double glazed door opens to the

SPACIOUS CONSERVATORY/ Dining Room 6.53m x 2.53m



With two large uPVC double glazed windows to the rear elevation and a uPVC double glazed sliding patio door providing this room with its light and spacious aspect. The ceiling is uPVC panelled with inset spotlight fittings, two double radiators, a further electric heater, and a laminate wood floor.

GENERAL

The property is constructed of brick and is surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electricity with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is Council Tax Band D

EXTERNAL



To the front of the property there is a garden with block paved drive providing off road parking for several vehicles and leading to the car port and single garage with an up and over door, power, light, water and shelving. To the rear of the property there is a large south facing decked area with flagged patio with further garden area with shrubs.

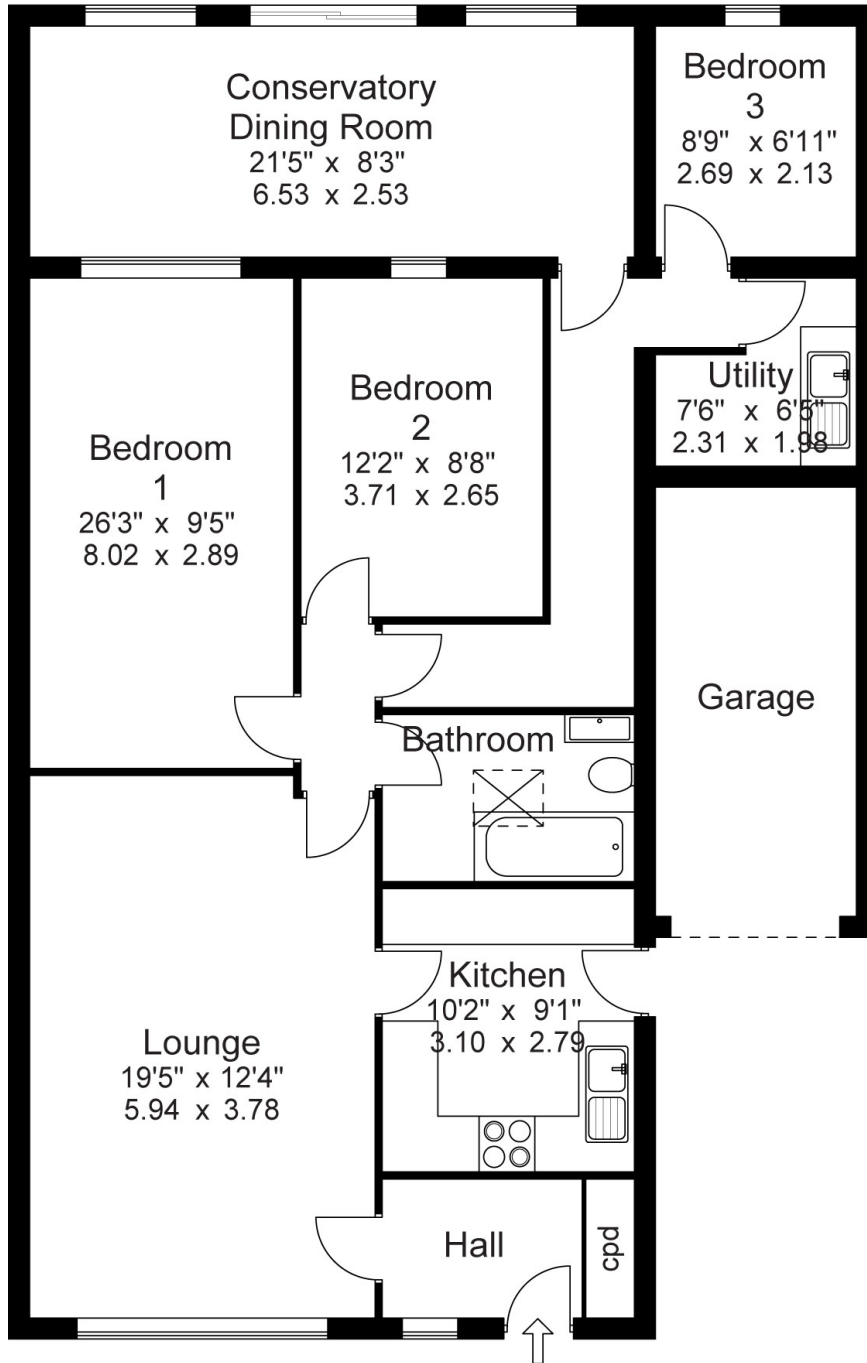
TO VIEW

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

DIRECTIONS

Sat Nav HX1 2BT

Approx Gross Floor Area = 1133 Sq. Feet
(Excluding Garage) = 105.03 Sq. Metres



For illustrative purposes only. Not to scale.

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