



TERRAZZA 9 HIGHLANDS PARK, HOLMFIELD

Situated in this popular and convenient residential location, lies this extended stone built detached dormer bungalow providing extremely attractive four bedroomed accommodation. Just step inside this delightful residence and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, two large reception rooms, modern fully fitted kitchen, garden room, downstairs shower room, four bedrooms (master with en suite and one bedroom on the ground floor), gardens and off-road parking facilities. The property provides excellent access to the local amenities of Holmfield, Ogden and Illingworth, including outstanding schools, as well as easy access to Halifax town centre. This superb property is being offered for sale at this realistic asking price and as such an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: O/A £295,000

To the front of the property there is a covered entrance porch with a tiled floor and front entrance door opening into the

ENTRANCE HALL

It has a wood floor, inset spotlight fittings and one double radiator.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE 6.28m x 3.44m



With two uPVC double glazed windows to the front elevation and a Velux skylight window providing this room with its light and spacious aspect. There is a feature fireplace with encased coal effect living flame gas fire on a matching hearth, inset spotlight fittings to the ceiling, two double radiators, wall mounted TV fittings and a fitted carpet.

From the Lounge double glass panelled doors open into the

DINING ROOM 5.24m x 3.03m



With double glazed French doors opening onto the attractive enclosed rear garden, uPVC double glazed window to the rear elevation and Velux double glazed skylight again providing this room with a light and spacious aspect, door to cupboard housing the Vailant combination boiler, wood floor, one double radiator and inset spotlight fittings.

From the Dining Room through to the Entrance Hall. From the Entrance Hall a door opens to the

DOWNSTAIRS SHOWER ROOM

With a modern three-piece suite comprising walk-in shower cubicle with shower unit, hand wash basin and low flush WC in vanity unit. This modern shower room is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings. There is a uPVC double glazed window to the rear elevation, an extractor fan and a chrome heated towel rail/radiator.

From the Entrance Hall a glass panelled door opens into the

MODERN FULLY FITTED KITCHEN 3.73m x 2.99m



This attractive modern kitchen is fully fitted with a range of quality wall and base units incorporating matching work surfaces with a single drainer sink unit with a Quooker mixer tap, five ring gas hob with extractor in stainless steel and glazed canopy above, integrated microwave and combination oven, fan assisted electric oven and grill, integrated wine cooler, integrated dishwasher, integrated washing machine and space for a fridge freezer. The kitchen has matching glazed splash backs with complementing colour scheme to the remaining walls, concealed lighting, inset spotlights to the to the kickboards which an electric heater. This delightful kitchen has inset spotlight fittings to the ceiling and a uPVC double glazed window to the side elevation.

From the Kitchen through to the

GARDEN ROOM 3.70m x 2.88m



With uPVC double glazed windows to three elevations and a large uPVC double glazed skylight window taking full

advantage of the attractive garden view this room enjoys, uPVC double glazed French doors open onto a patio area, inset spotlight fittings, one double radiator, and a matching floor. From the Entrance Hall a door opens to

BEDROOM TWO 3.45m x 3.71m



This ground floor double bedroom has a uPVC double glazed window to the front elevation, wall mounted TV fittings, inset spotlight fittings, one double radiator, and a fitted carpet. From the Dining Room an open wooden staircase with wrought iron spindles leads to the

FIRST FLOOR LANDING

With Velux double glazed skylight window, inset spotlight fittings to ceiling, wooden floor and built-in workstation with fitted drawers. From the Landing a door opens to

BEDROOM FOUR 3.01m x 1.86m

With uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet. From the Landing a door opens to

BEDROOM THREE 4.11m x 3.03m

This third double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes and fitted drawers to one wall, inset spotlight fittings to the ceiling, one radiator, and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 4.15m x 3.86m



This master bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes to the length of one wall with fitted drawers, inset spotlight fittings to the ceiling, one

double radiator and a fitted carpet. From the Bedroom a glass panelled door opens to the

EN SUITE BATHROOM



With modern white three-piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and jacuzzi bath with mixer shower tap. The bathroom is tiled around the three-piece suite with complementing colour scheme to the remaining walls, Velux double glazed skylight window, inset spotlight fittings to the ceiling, extractor fan, and a chrome heated towel rail/radiator.

GENERAL

The property is constructed of stone and brick and has a blue slate and 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 is in council tax band D

EXTERNAL



To the front of the property there is a lawned garden with steps leading to a flagged patio which leads to the covered entrance porch. There is also a flagged off-road parking facility for one vehicle. To one side of the property there is a flagged path leading to the rear of the property where there is large, enclosed garden incorporating a flagged patio area, lawn, raised flagged patio area, mature plants, and shrubs.

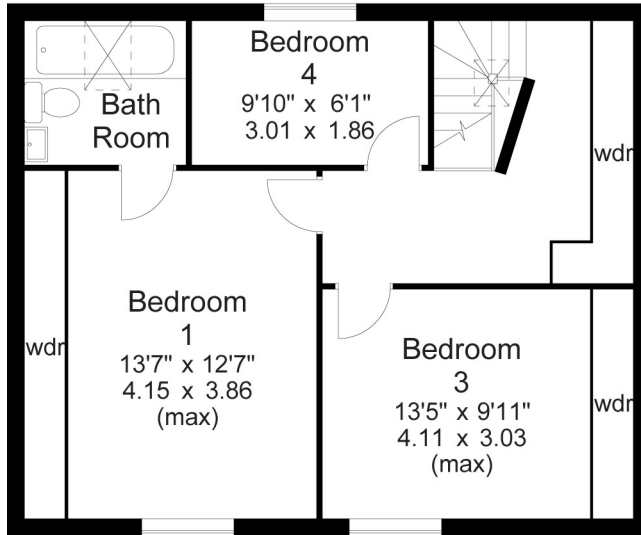
TO VIEW

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

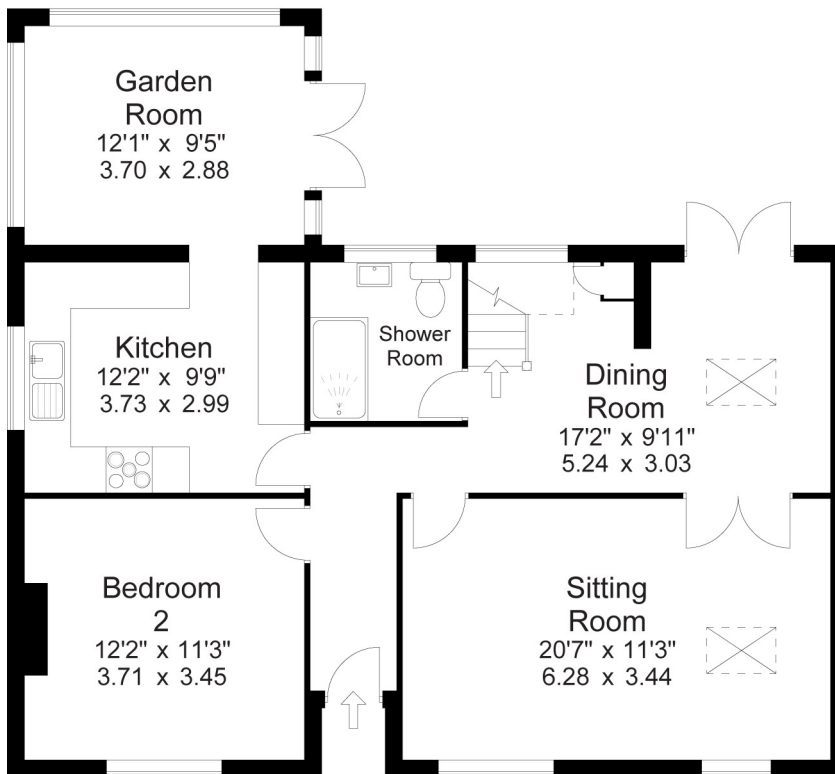
DIRECTIONS

Sat Nav HX2 9UL

Approx Gross Floor Area = 1435 Sq. Feet
= 133.00 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.