



11 Woodland Drive, Willowfield, Halifax, HX2 7JR

Offers Over £325,000

- : Highly Desirable Location
- : Requires Some Cosmetic Attention
- : 2 Large Integral Garages
- : 2 Bathrooms
- : Realistically Priced
- : 3 Bedroomed Family Home with Excellent Potential
- : 2 Reception Rooms
- : Utility Room
- : Good Sized Corner Plot
- : Viewing Essential

# 11 Woodland Drive, Halifax HX2 7JR

Situated in this highly desirable and much sought after residential location lies this three bedroomed detached residence providing unique family accommodation. Although the property requires modernising, which is reflected in the asking price, an internal inspection is essential to fully appreciate the potential this detached residence provides. The accommodation briefly comprises an entrance hall, spacious lounge, dining room, kitchen, three bedrooms, two bathrooms, utility room, two integral garages, gardens, uPVC double glazing and gas central heating. The property provides excellent access to Halifax and Sowerby Bridge as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a detached residence in this convenient location and as such an early appointment to view is strongly recommended to fully appreciate the potential this property provides.



Council Tax Band: D



### ENTRANCE HALL

Cornice to ceiling, one double radiator and a fitted carpet. From the Entrance Hall a glass panelled door opens into the

### SPACIOUS LOUNGE

21'1" x 12'10" narrowing to 9'10"

With uPVC double glazed windows to three elevations providing this room with its light and spacious aspect. Feature stone fireplace incorporating a coal effect living flame gas fire with fitted shelves and display facilities to either side, cornice to ceiling, two double radiators, one TV point and a fitted carpet.

From the Lounge a glass panelled door opens into the

### DINING ROOM

11'6" x 10'3"

With uPVC double glazed windows to three elevations providing a light and spacious aspect, cornice to ceiling, two double radiators and a fitted carpet.

From the Lounge a glass panelled door opens into the

### KITCHEN

8'3" x 8'3"

Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor above, fan assisted electric oven and grill beneath and plumbing for a dishwasher. The kitchen is fully tiled and has a uPVC double glazed window to the rear elevation.

From the Kitchen stairs lead down to the

### LOWER GROUND FLOOR LEVEL

### HALL

From the Hall turn right into an

### INTEGRAL GARAGE 1

20'11" x 13'0" narrowing to 9'11"

With electric door, power and light. The garage also houses the electric meter and the Baxi central heating boiler.

From the Hall a door opens into the

### UTILITY ROOM

8'5" x 8'4"

With white Belfast sink unit, rear entrance door, uPVC double glazed window.

From the Hall a door opens to

### SECOND INTEGRAL GARAGE

20'10" x 10'1" narrowing to 7'1"

With electric door, power and light. One single radiator.

From the Entrance Hall a door opens into the

### BATHROOM

With white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C and panelled bath with shower unit. The bathroom is wet boarded, has a panelled ceiling and a uPVC double glazed window to the front elevation, double doors to cylinder cupboard with airing cupboard above, one single radiator.

From the Entrance Hall a door opens into

### BEDROOM ONE

10'0" x 12'4"

With uPVC double glazed window to the rear elevation, cornice to ceiling, one single radiator and a fitted carpet.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With sliding doors opening to cupboard with fitted shelves, access to under the eaves storage.

From the Landing a door opens to

### BEDROOM TWO

12'9" x 12'9"

With uPVC double glazed window to the side elevation enjoying attractive open views, built-in cupboards with wardrobe and fitted shelves, electric heater, one single radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM THREE

9'11" x 10'8"

With uPVC double glazed window to the side elevation enjoying an attractive view, built-in wardrobe with cupboard space, fitted shelves and water tank. One single radiator and a fitted carpet.

From the Landing a door opens to

## BATHROOM TWO

With three piece suite comprising pedestal wash basin, low flush WC and panelled bath. The bathroom is tiled around the bath with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation.

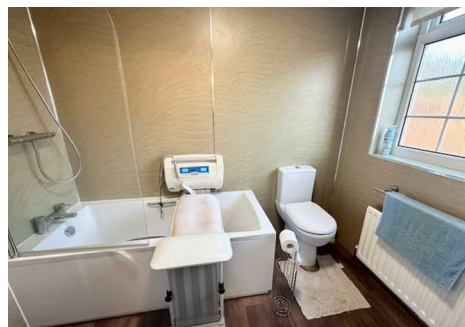
## GENERAL

The property is constructed of artificial stone and has 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 in council tax band D

## EXTERNAL

To the front of the property there is a flagged patio area with mature rose bushes and plants and path to the front entrance door. There are double gates opening to a tarmac drive which continues to the side and rear of the property where there is a large tarmac area providing parking for several vehicles and providing access to both garages. There is a raised flower bed with mature plants and shrubs. To the remaining side of the property there is a lawned garden with a south-facing summer house, mature plants and shrubs. There is potential for extending this property subject to obtaining the relevant planning permission.







**Directions**

SAT NAV HX2 7JR

**Viewings**

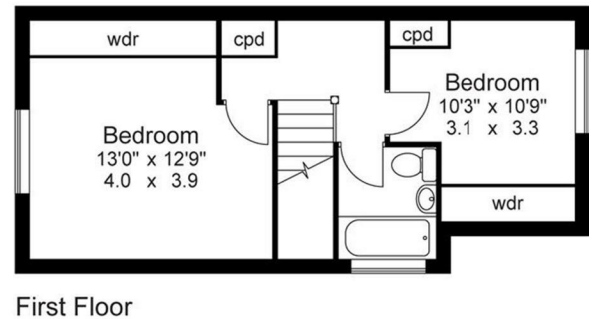
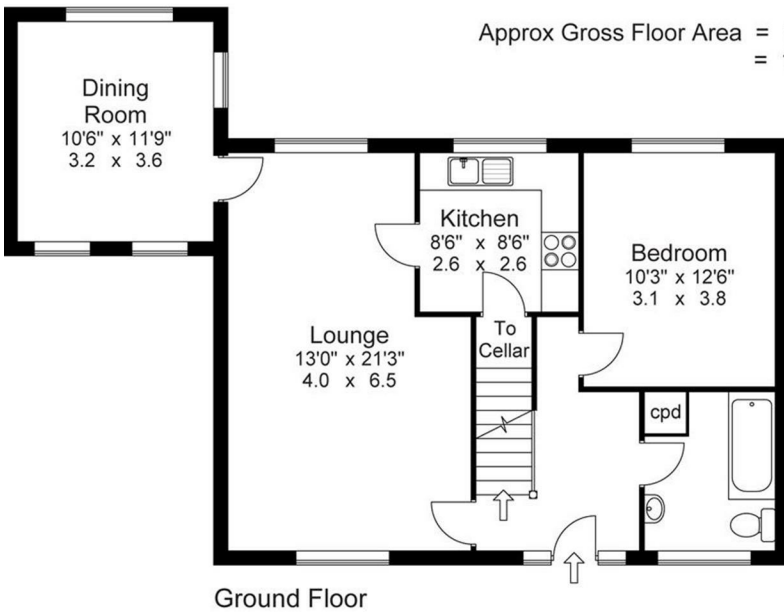
Viewings by arrangement only. Call 01422 349222 to make an appointment.

**EPC Rating:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Peter  
 11 Woodlands Drive  
 Halifax  
 Please check the draft  
 Regards  
 Beverley  
 Date 20/1/2025

Approx Gross Floor Area = 1103 Sq. Feet  
 = 102.5 Sq. Metres



For illustrative purposes only. Not to scale.