

Four Gables Willowfield Road, Halifax, West Yorkshire, HX2 7NF

Offers Around £800,000

- : Superb Individually Designed Period Residence
- : Large Corner Plot
- : Planning Permission For Extensive Extensions
- : Modern Kitchen & Bathroom
- : Integral garage
- : Highly Desirable Location
- : South Facing
- : Downstairs Cloakroom & Sun Lounge
- : 3 Double Bedrooms (One with En Suite)
- : Viewing Essential

Four Gables Willowfield Road, Halifax HX2 7NF

Nestled in the charming area of Willowfield "Four Gables" on Willowfield Road presents a delightful opportunity for those seeking a spacious family home. This detached house, steeped in character, boasts an inviting atmosphere that is perfect for both relaxation and entertaining.

Upon entering, you will find two generously sized reception rooms that offer versatile spaces for family gatherings or quiet evenings. The natural light that floods these rooms creates a warm and welcoming environment. The property features three well-proportioned bedrooms, providing ample space for family members or guests. Each bedroom offers a unique charm, ensuring comfort and privacy for everyone.

The house is equipped with two bathrooms, which is particularly advantageous for larger families or those who enjoy hosting visitors. The layout is designed to accommodate modern living while retaining the charm of an older property.

For those with vehicles, there is convenient parking available for numerous cars and an integral garage, ensuring ease of access to the home. The location on Willowfield Road is ideal, offering a peaceful residential setting while remaining close to local amenities and transport links.

This superb south facing residence is located on a large corner plot with an extensive south facing garden and adding to the already amazing renovation there is planning approved for a considerable extension to the front and side elevation which can be found on Calderdale Planning Portal using application reference: 22/00989/HSE

Don't miss this opportunity to make Four Gables your ideal family home



Council Tax Band: G



ENTRANCE VESTIBULE

With exposed stone work and a modern wood floor.

From the Entrance Vestibule through to the

ENTRANCE HALL

With cornice to ceiling, modern radiator and door to

DOWNSTAIRS CLOAKROOM

With modern two piece suite comprising hand wash basin in vanity unit with mixer tap and low flush W/C. The cloakroom is fully tiled including the floor and has inset spotlights to the ceiling, uPVC double glazed window to the side elevation, and a chrome heated towel rail/radiator.

From the Entrance Hall a door opens into the

DINING ROOM

13'4" x 22'3"

This delightful dining room has a period ceramic fireplace with matching hearth, uPVC double glazed windows to the side elevation, one modern radiator and a fitted carpet. There are leaded period windows to the front elevation with doors opening to the

SUN LOUNGE

17'10" x 5'7"

This south facing sun lounge has double glazed windows to the front elevation enjoying an attractive garden view.

From the Entrance Hall a door opens into the

SITTING ROOM

18'8" x 16'0"

This delightful room has an angular bay window to the front elevation incorporating uPVC double glazed mullioned windows taking full advantage of the attractive garden and panoramic views this property enjoys. There are uPVC double glazed corner windows to the side elevation providing a light and spacious aspect, cornice to ceiling with matching centre rose, modern radiator, one TV point and a fitted carpet. The sitting room also provides access to the sun lounge.

From the Entrance Hall a door opens into the

MODERN FULLY FITTED KITCHEN

18'8" x 9'2"

This delightful modern kitchen is fitted with a range of modern wall and base units with matching work surfaces with a single bowl sink unit with mixer tap, Bosch four ring fan assisted induction hob with electric oven and grill, integrated larder fridge, integrated larder freezer, integrated

dishwasher integrated tumble dryer and integrated washing machine. This delightful kitchen has matching splash backs with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed mullioned windows to the side elevation enjoying an attractive garden outlook. External door.

From the Kitchen a door opens into the

INTEGRAL GARAGE

16'3" x 9'11"

With power and light.

From the Kitchen a door opens to stairs down to the

BASEMENT CELLAR

Providing excellent storage facilities.

From the Entrance Hall a staircase leads to the

HALF LANDING

With a period leaded and stained glass window to the side elevation. Stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With cornice to ceiling and inset spotlight fittings. From the Landing a door opens to

BEDROOM THREE

13'6" x 8'9"

With uPVC double glazed windows to the side and front elevations, cornice to ceiling, built-in wardrobe, one modern radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

7'8" x 4'0"

This second double bedroom has uPVC double glazed windows to the front elevation enjoying superb panoramic views, cornice to ceiling, inset spotlights, wall mounted TV fittings, two modern radiators and a fitted carpet. This double bedroom was originally 2 smaller bedrooms and could be converted back if required

From the Bedroom a door opens into the

EN SUITE SHOWER ROOM

With modern white three piece suite comprising hand wash basin with mixer tap, low flush W/C and walk-in shower cubicle with overhead and hand held shower units. This attractive en suite is fully tiled including the floor has a uPVC double glazed window to the side elevation, under floor

heating and a chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM ONE

14'9" x 12'9"

This spacious double bedroom has uPVC double glazed windows to the front elevation taking full advantage of the superb panoramic views this property enjoys. Cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

MODERN BATHROOM

9'0" x 8'1"

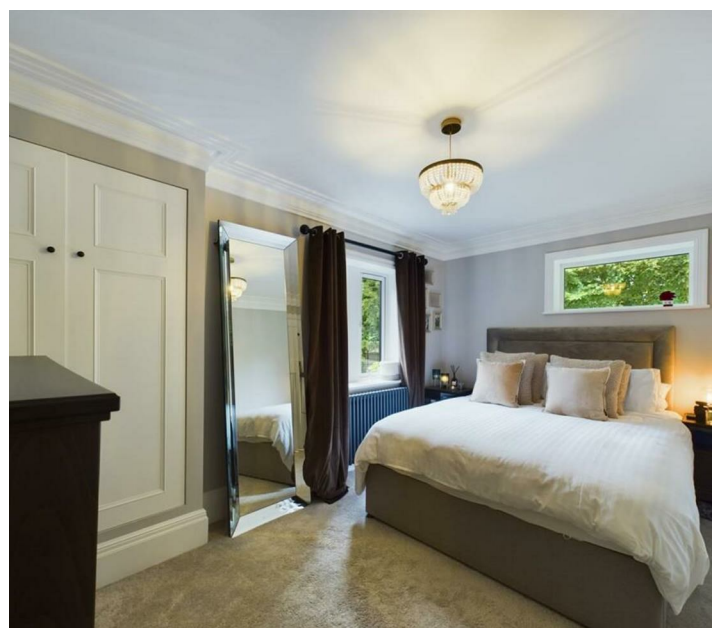
This modern luxury bathroom has a white five piece suite comprising twin hand wash basin with mixer taps, low flush WC, stand alone bath with external mixer tap and a walk-in shower cubicle with overhead rainfall and hand held shower units and a heated shower seat. This delightful bathroom is fully tiled including the floor which has under floor heating and has a uPVC double glazed window to the side elevation, inset spotlight fittings, extractor fan, Bluetooth speaker, and a chrome heated towel rail/radiator. Built in cupboard with fitted shelves providing useful storage facilities and inset spotlights.

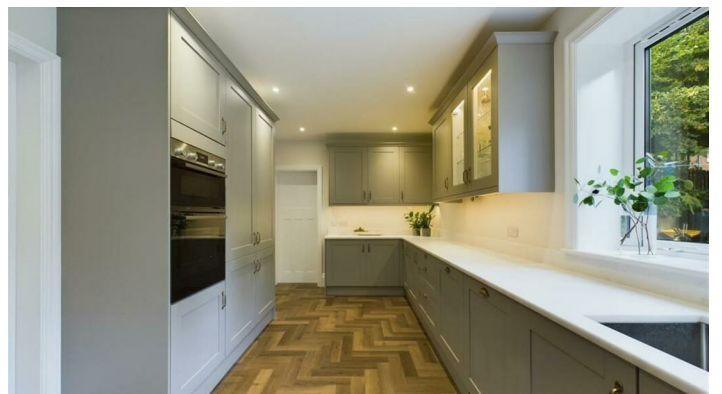
GENERAL

The property is constructed of stone and has all the benefit of all mains services of gas water and electric with the added benefit of gas central heating and uPVC double glazing. The property is Freehold and is Council Tax Band G

EXTERNAL

The south facing tired gardens wrap around the property and overlook the Calder valley and offer multiple seating areas perfect for BBQ's and alfresco dining and ample for children's play areas. From the feature stonework to the small stream at the top of the garden it's an excellent space to entertain or create your own little haven. The garden also has a wealth of well-maintained mature trees and shrubs along with fruit trees and original dry-stone walls to the side. To the side elevation you have the benefit of a large driveway to comfortably fit four cars and access to the garage and entrance door. The property also has planning approved for a considerable extension to the front and side elevations. Please see Calderdale planning portal reference 22/00989/HSE for plans, drawings and the approved permission.







Directions

SAT NAV HX2 7NF

Viewings

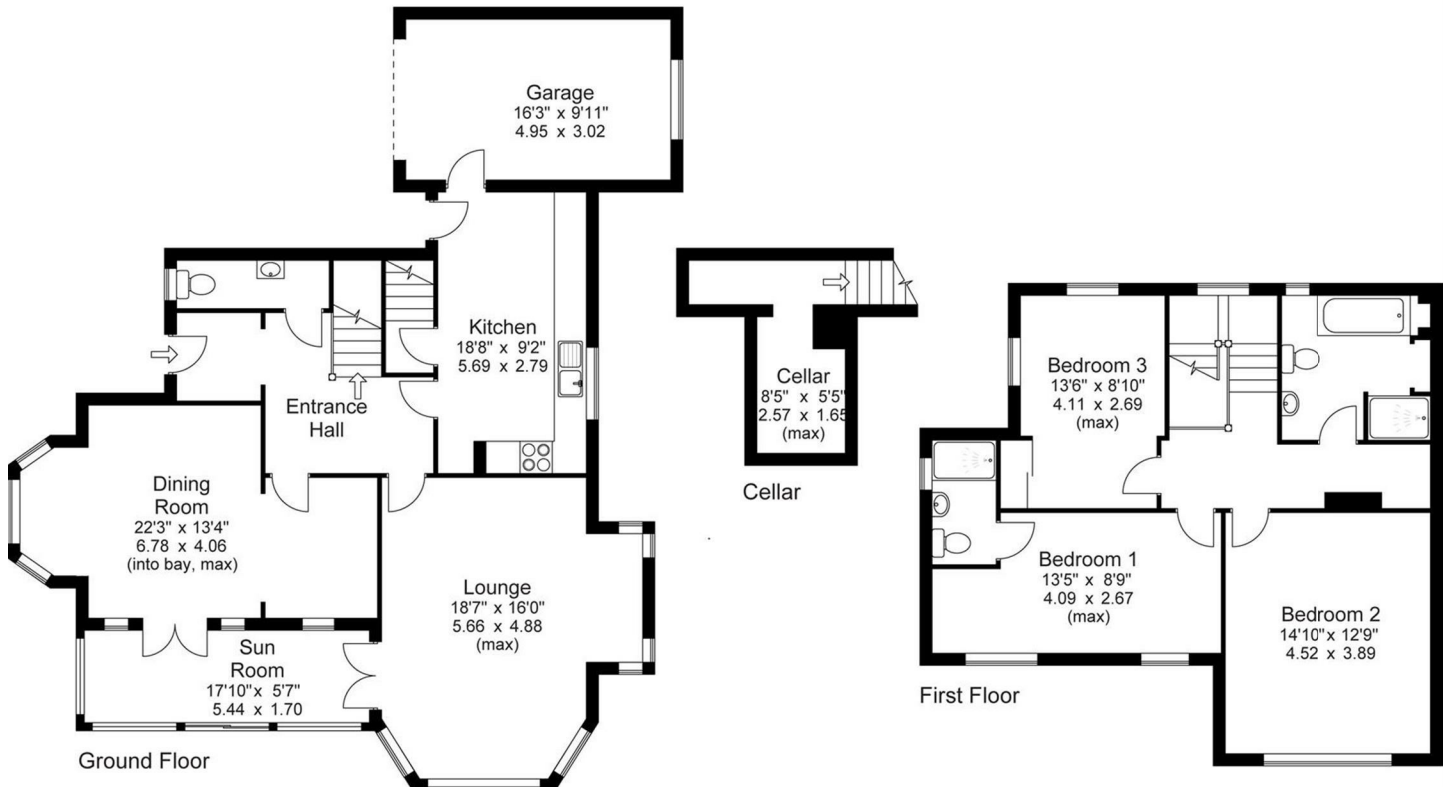
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1501 Sq. Feet
(inc. Garage) = 181.2 Sq. Metres



For illustrative purposes only. Not to scale