



85 Fountain Head Road, Halifax, HX2 0SR

Offers Over £375,000

- : Attractive Family Home
- : Modern Detached Residence
- : Modern Fully Fitted Dining Kitchen
- : Detached Garage
- : Realistically Priced
- : Delightful Semi Rural Location
- : 4 Bedrooms & 3 Bathrooms & Downstairs Cloakroom
- : Landscaped Garden
- : Beautifully Presented
- : Viewing Essential

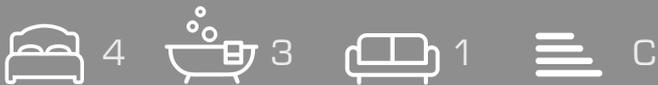
# 85 Fountain Head Road, Halifax HX2 0SR

An internal inspection is absolutely essential to fully appreciate this attractive four bedroom family home providing superb family accommodation. Just step inside this delightful residence and you cannot fail to be impressed by the accommodation provided.

The property briefly comprises an entrance hall, downstairs cloakroom, lounge and modern open plan dining kitchen. To the upper floors there are four bedrooms, two with en-suite facilities, together with a modern family bathroom.

The property also benefits from a detached single garage, off-road parking on the drive and a private enclosed garden to the rear. Additional benefits include uPVC double glazing and gas central heating.

The property provides excellent access to local amenities as well as easy access to Halifax Town Centre. The property is offered for sale at this realistic asking price and an early appointment to view is strongly recommended.



Council Tax Band: E



### ENTRANCE HALL

The front entrance door opens into the entrance hall with radiator and radiator cover.

From the entrance hall there is access to the downstairs cloakroom, lounge and dining kitchen. There is also a useful storage cupboard and a spindle staircase with fitted carpet leading to the first floor accommodation.

From the entrance hall door to the

### DOWNSTAIRS CLOAKROOM

The cloakroom has a modern white two piece suite incorporating a hand wash basin in vanity unit with mixer tap and low flush WC. The cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. There is a uPVC double glazed window to the side elevation, one double radiator and an extractor fan.

From the entrance hall door to the

### LOUNGE

15'3" x 10'10"

This attractive reception room has an angular bay window to the front elevation incorporating uPVC double glazed units. There is one double radiator and a fitted carpet.

From the entrance hall door to the

### MODERN FULLY FITTED DINING KITCHEN

18'5" x 12'0"

The modern fitted kitchen incorporates a range of wall and base units with matching work surfaces and breakfast bar. There is a six ring gas hob with stainless steel extractor canopy above and matching splashback. The kitchen also incorporates a single drainer sink unit with mixer tap, centre island incorporating drinks cooler, integrated fridge freezer, integrated dishwasher and washing machine. This attractive kitchen has partially panelled walls with complementing colour scheme to the remaining walls. There is a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook and one double radiator.

The dining area has uPVC double glazed French doors opening onto the landscaped rear garden together with one double radiator and breakfast bar seating area.

From the entrance hall a spindle staircase with fitted carpet leads to the

### FIRST FLOOR LANDING

With a uPVC double glazed window to the side elevation, one double radiator and fitted carpet. There is a folding door opening to a cupboard providing useful storage facilities.

From the landing door to the

### BEDROOM FOUR

9'3" x 7'3"

This single bedroom has a uPVC double glazed window to the rear elevation, radiator with cover and fitted carpet.

From the landing door opens to

### BEDROOM THREE

12'7" x 12'1"

This third double bedroom has a uPVC double glazed window to the rear elevation, one double radiator and fitted carpet.

from the landing door opens to

### BEDROOM TWO

11'0" x 14'0"

The second double bedroom has a uPVC double glazed window to the front elevation, one double radiator and fitted carpet. This room is presently used as a home office.

From the bedroom door to the

### EN SUITE

The en-suite has a modern white three piece suite incorporating pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. The en-suite is extensively tiled around the suite with complementing colour scheme to the remaining walls together with a heated towel rail.

From the landing door to the

### FAMILY BATHROOM

The modern family bathroom has a white three piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush W/C and panelled bath with rainfall and handheld shower units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. There is a uPVC double glazed window to the front elevation, extractor fan and radiator.

From the first floor landing stairs with fitted carpet lead to the

### SECOND FLOOR LANDING

With a uPVC double glazed window to the side elevation, access to loft space and a door to the cylinder cupboard together with fitted carpet.

From the landing door to the

### MASTER BEDROOM

18'11" x 11'4"

This spacious master bedroom has fitted bedroom furniture incorporating wardrobes with matching drawer units. There are uPVC double glazed windows to the front elevation together with two Velux double glazed skylight windows providing a light and spacious aspect. The room has one double radiator and fitted carpet.

from the bedroom door opens to the

### EN SUITE

The en-suite has a modern white three piece suite incorporating large hand wash basin in vanity unit with mixer tap, low flush W/C and large walk-in shower cubicle with rainfall and handheld shower units. The en-suite is extensively tiled around the suite with complementing colour scheme to the remaining walls. There is a Velux double glazed skylight window and heated towel rail.

### GENERAL

The property is freehold and benefits from all mains services including gas, water and electricity. The property also benefits from uPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band E

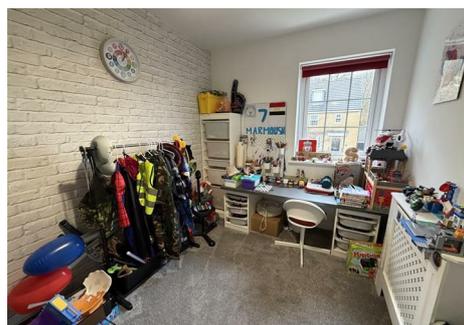
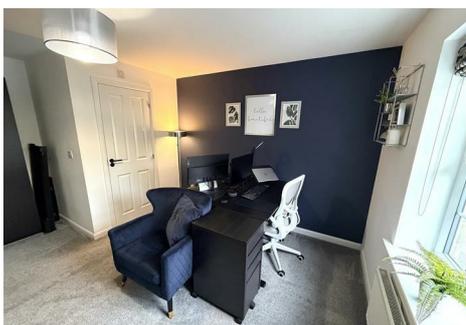
### EXTERNAL

To the front of the property there is a small garden with steps leading to the front entrance door.

To the side of the property there is a tarmac driveway providing off-road parking for two vehicles and access to the detached single garage with an up and over door.

To the rear of the property there is an enclosed landscaped garden incorporating flagged patio area, decked entertaining area, artificial lawn together with a further flagged seating area and raised flower beds.







### Directions

SAT NAV HX2 0SR

### Viewings

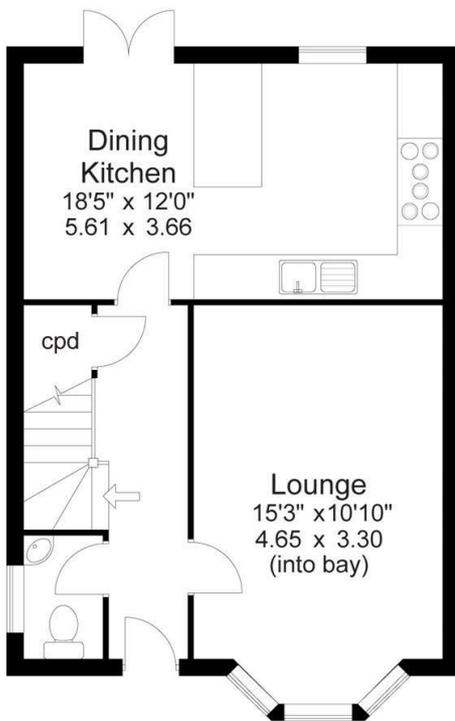
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

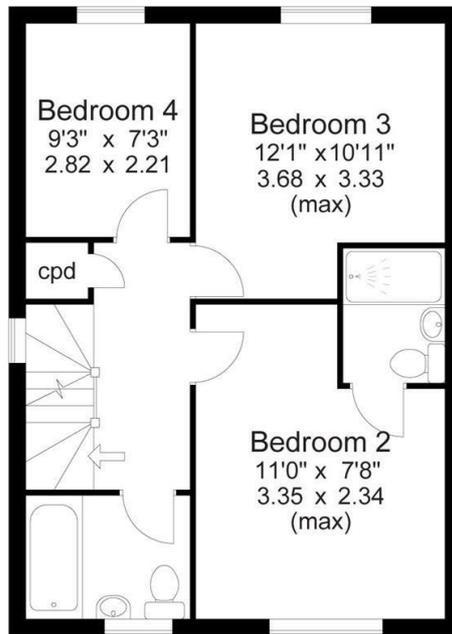
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1328 Sq. Feet  
= 123.4 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.