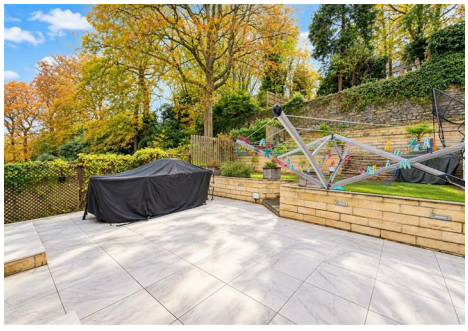
Property@Kemp&Co









44 Wellgarth, Well Head, Halifax, HX1 2BJ

Offers Around £365,000

: Highly Desirable Residential Location
: 3 Reception Rooms
: 3 Bedrooms (one with en suite)
: Easy Access To Halifax Town Centre
: Realistically Priced
: Spacious 3/4 Bedroomed Detached Bungalow
: Modern Kitchen & Bathroom
: Landscaped Gardens
: Off Road Parking
: Viewing Essential

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44 Wellgarth, Halifax HX1 2BJ

Situated in this highly desirable and much sought after residential location, within close proximity to Halifax Town Centre, lies this extended three bedroomed detached bungalow, providing spacious and attractive family accommodation.

The property briefly comprises an entrance vestibule, three reception rooms, modern fully fitted kitchen, three bedrooms, one with en suite facilities, and a family bathroom. The property also benefits from UPVC double glazing, gas central heating, attractive landscaped gardens and off-road parking.

The property provides excellent access to Halifax Town Centre and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase such a spacious three bedroomed detached bungalow in this sought after residential location and, as such, an early inspection to view, in order to avoid disappointment, is strongly recommended.

3 2 3 D

Council Tax Band: D







ENTRANCE VESTIBULE
UPVC double glazed front entrance door opens into the entrance vestibule with one double radiator.

From the entrance vestibule, a door opens into the

DINING ROOM
9'3" x 12'6"
With UPVC double glazed window to the front elevation, cornice to ceiling, inset spotlight fittings and one double radiator.

From the dining room, a door opens into the

MODERN FULLY FITTED KITCHEN
17'9" x 9'10" (narrowing to 8'9")
The kitchen is fully fitted with a range of modern wall and base units incorporating matching quartz work surfaces with four ring gas hob and extractor above, single drainer sink unit with a boiling hot water mixer tap, integrated fan assisted electric oven and grill, and integrated dishwasher. There is a space for an American style fridge freezer and plumbing for an automatic washing machine.
The kitchen has matching splashbacks with complementing colour scheme to the remaining walls, concealed lighting, UPVC double glazed window to the side elevation, modern radiator, inset spotlight fittings to ceiling, breakfast bar and UPVC double glazed stable style side entrance door.

From the dining room door to the

LOUNGE
11'8" x 16'9"
From the dining room, double doors open into this spacious lounge with UPVC double glazed window to the front elevation. Feature wood fire surround incorporating matching marble inset and hearth with coal effect living flame gas fire. Cornice to ceiling with inset spotlight fittings and one TV point.

From the lounge, a door opens into the

INNER HALL
With door to a cupboard providing useful storage facilities and fitted shelving.

From the inner hall, a door opens into the

FAMILY BATHROOM
With modern white four piece suite incorporating pedestal wash basin, low flush WC, panelled bath and walk-in shower cubicle with rainfall and handheld shower units. The bathroom is fully tiled with matching tiled floor and has a UPVC double glazed window to the side elevation, extractor fan and chrome heated towel rail/radiator.

From the inner hall door to

BEDROOM ONE
9'1" (narrowing to 7'3") x 18'0"
From the inner hall, a door opens into this spacious double bedroom with UPVC double glazed window to the side elevation, built-in wardrobes to one wall and one double radiator.

From the inner hall door to

SITTING ROOM
21'2" x 9'1" (narrowing to 8'0")
The spacious sitting room with feature fireplace incorporating marble inset and hearth with coal effect living flame gas fire. To either side of the fireplace there are UPVC double glazed French doors opening directly onto the attractive landscaped rear garden. To one wall there are built-in cupboards providing excellent storage facilities. Two double radiators. This spacious room has been used as a double bedroom previously.

From the sitting room, a door opens into bedroom two.

BEDROOM TWO
7'7" x 12'6"
With UPVC double glazed window to the rear elevation, inset

spotlight fittings and built-in wardrobes to one wall.

A sliding door opens into the

EN SUITE SHOWER ROOM
With modern three piece suite incorporating hand wash basin, low flush WC and shower cubicle with Mira shower unit. The en suite is fully tiled and has a UPVC triple glazed window to the side elevation.

From the dining room door opens to

BEDROOM THREE
11'6" x 7'6"
This single bedroom has a UPVC double glazed window to the front elevation, cornice to ceiling and one double radiator.

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 (which has recently been renovated with new plumbing and new radiators). The property is freehold and is in Council Tax Band D.

EXTERNAL DETAILS
To the front of the property there is a block paved driveway providing off-road parking for two vehicles, together with a lawned garden incorporating mature plants and shrubs. To either side of the property there are pathways which provide access to the attractive landscaped rear garden. To the rear of the property there is a delightful landscaped garden incorporating a large patio area, terraced garden with artificial turf and a garden shed, providing an ideal setting for outdoor entertaining and relaxation. The property also benefits from an external electric and water supply.

TO VIEW
Strictly by appointment. Please telephone Property@Kemp & Co on 01422 349222.















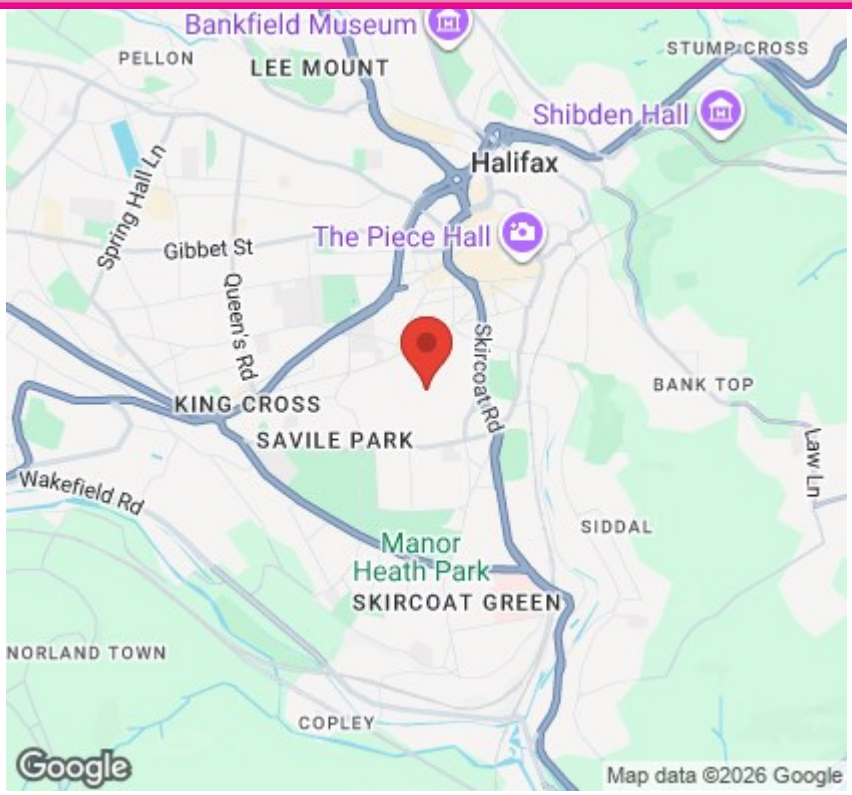












Directions

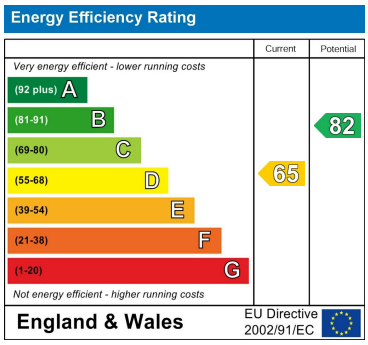
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Viewings

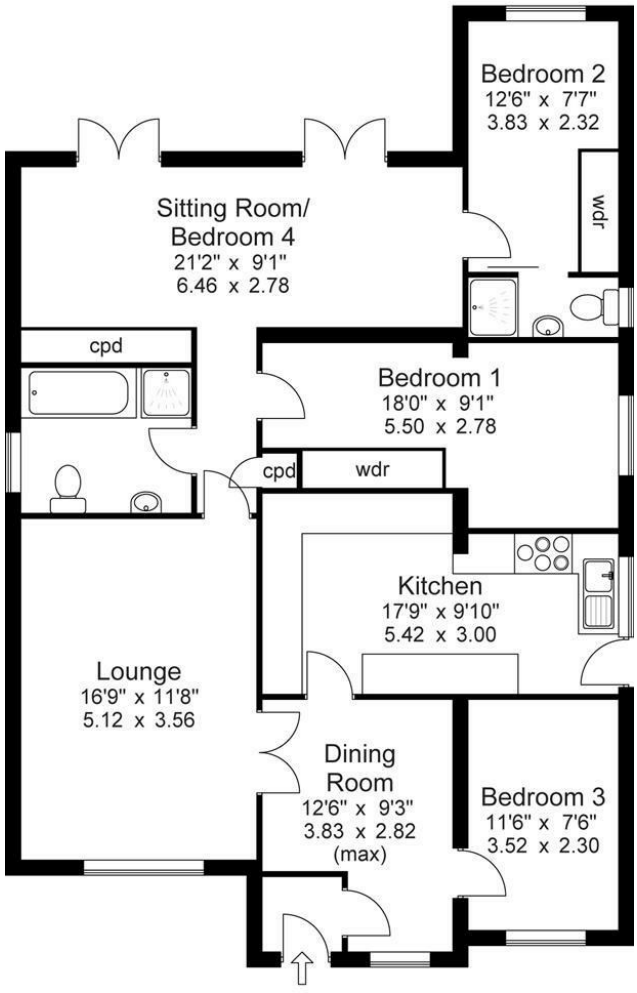
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D



Approx Gross Floor Area = 1153 Sq. Feet
= 107.1 Sq. Metres



For illustrative purposes only. Not to scale.

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