

14 Wellgarth, Halifax, HX1 2BJ

Offers Over £265,000

- : Highly desirable location
- : Three bedrooms
- : Gardens
- : Easy access to town centre
- : Realistically Priced

- : Modern detached family home
- : through lounge/dining room
- : Detached Garage
- : Upvc double glazing and gas central heating
- : Viewing Essential

## 14 Wellgarth, Halifax HX1 2BJ

Situated in this highly desirable and much sought-after residential location lies this three bedroomed walk - in detached property providing attractive family accommodation. This delightful property briefly comprises an entrance vestibule, lounge with dining area, kitchen, three bedrooms, bathroom, gardens to front and rear, detached garage, uPVC double glazing and gas central heating. The property provides excellent access to Halifax town centre 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 property in this sought-after location at this affordable price, and as such an early appointment to view is strongly recommended.

The uPVC double glazed front entrance door opens into the



Council Tax Band:



### ENTRANCE VESTIBULE

With uPVC double glazed window to the side elevation, radiator, and a fitted carpet.

From the Entrance Vestibule a door opens into the

### LOUNGE AND DINING ROOM

#### LOUNGE

15'3" x 11'8"

With uPVC double glazed window to the front elevation enjoying a stunning view. Feature fireplace incorporating a modern digital electric fire with marble inset and hearth with white surround. Cornice to ceiling, one TV point, one radiator, and a laminate wood floor. Door to under the stairs cupboard providing useful storage facilities.

From the Lounge through to the

#### DINING AREA

10'7" x 7'7"

With uPVC double glazed patio door opening onto the rear garden, cornice to ceiling, laminate wood floor and one double radiator.

From the Dining Area a door leads through to the

#### KITCHEN

7'4" x 10'6"

Being fitted with a range of wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, plumbing for automatic washing machine and a gas cooker. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the side and rear elevations and a uPVC double glazed rear entrance door.

From the Entrance Vestibule stairs with a fitted carpet lead to the

### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, and access to an insulated loft,

From the Landing a door opens to the

### BATHROOM

With a modern white three-piece suite comprising pedestal wash basin, low flush W/C and a panelled bath with electric shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed window to the rear elevation, and a heated towel/radiator. From the Landing a door opens into

### BEDROOM TWO

11'3" x 8'5"

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one single radiator and a laminate floor. From the Landing a door opens into

### BEDROOM ONE

14'7" x 8'7"

With uPVC double glazed window to the front elevation enjoying attractive views. This double bedroom has one single radiator and laminate flooring. From the Landing a door opens into

### BEDROOM THREE

9'6" x 6'2"

This single bedroom has a uPVC double glazed window to the front elevation enjoying panoramic views, door to airing cupboard with fitted shelf (and housing a newly fitted combi boiler) providing useful storage facilities one single radiator and laminate flooring.

### GENERAL

The property is Freehold and has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating, with a new combi - boiler having been installed March 2025

### EXTERNAL

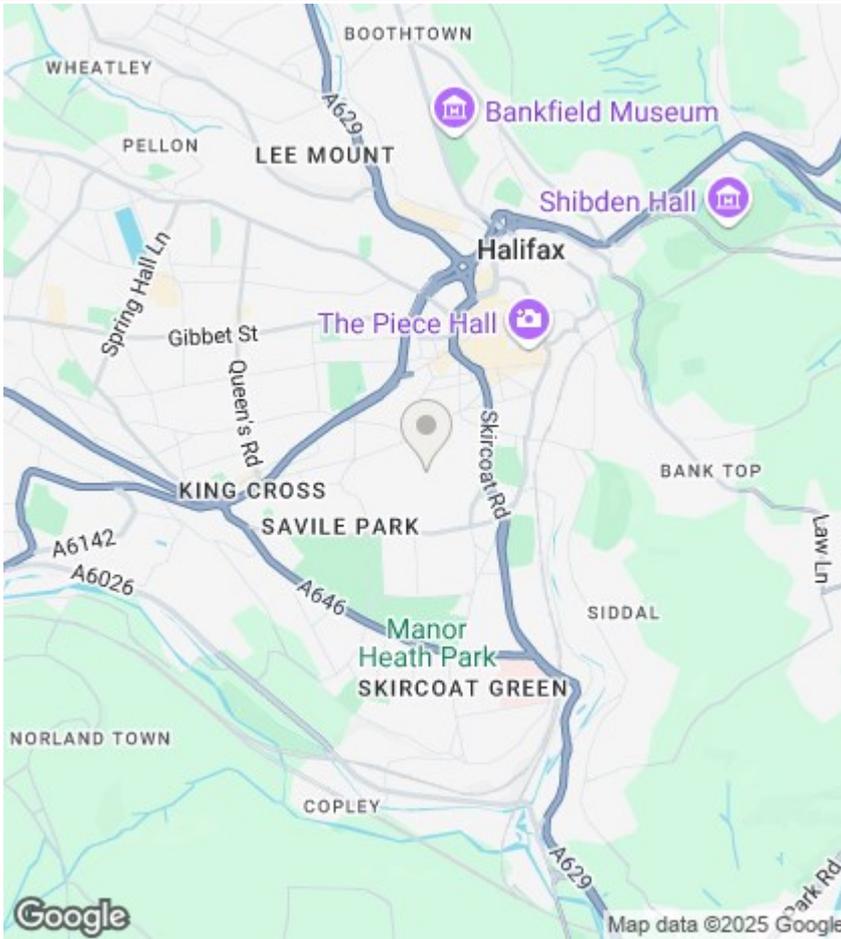
To the front of the property there is a lawned garden with a tarmac drive which continues to the side of the property leading to the single garage and providing off road parking for numerous vehicles. To the rear of the property there is a larger garden with a flagged patio, lawn and mature shrubs and plants.

### TO VIEW

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

### DIRECTIONS

Sat Nav HX1 2BJ



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## First Floor

