



## Newstead Dene Newstead Avenue, Halifax, HX1 4TE

Offers Over £450,000

- : Popular & Convenient Location
- : 7 Bedrooms
- : 2 Reception Rooms
- : Large Garden
- : Detached Garage & Further Secure Parking
- : Extended Semi detached Period Family Home
- : 2 Bathrooms & Downstairs Cloakroom
- : Spacious Dining Kitchen
- : Easy Access To Halifax Town Centre
- : Viewing Essential

# Newstead Dene Newstead Avenue, Halifax HX1 4TE

Situated in this popular and convenient residential location lies this substantial period stone-built semi-detached residence, which has been extensively extended to provide a deceptively spacious seven-bedroom family home.

The property briefly comprises two reception rooms, a spacious dining kitchen with family area, downstairs cloakroom, seven bedrooms, two bathrooms, large gardens, detached garage, uPVC double glazing and gas central heating.

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 the opportunity arise to purchase such a substantial family home in this extremely convenient residential location and, as such, an early inspection is strongly recommended.



Council Tax Band: D



### SITTING ROOM

22'4" x 15'7"

Accessed via UPVC double glazed French doors, this impressive extended reception room benefits from UPVC double glazed windows to the side elevation together with matching French doors opening onto the block paved patio. The room is fitted with double radiators, wall mounted television fittings and a fitted carpet.

From the sitting room, steps lead down to the

### CELLAR

The cellars provide excellent storage facilities and offering the potential for conversion into further living accommodation, subject to the necessary approvals.

From the lounge a door leads through to the

### HALL

Featuring a spindle staircase leading to the first floor accommodation and a wood floor.

From the hall door to the

### DINING ROOM

20'8" into bay x 14'4"

A beautifully proportioned reception room featuring a superb period marble fireplace with tiled inset and hearth incorporating a coal-effect living flame gas fire. A bay window to the front elevation incorporates UPVC double glazed units, whilst ornate ceiling detailing further enhances the character of the room. Additional features include a wood floor, double radiator and telephone point.

From the hall door to the

### DINING KITCHEN & FAMILY ROOM

15'7" x 20'9"

Kitchen Area

The kitchen is fully fitted with a range of matching wall and base units incorporating complementing work surfaces with a stainless steel one-and-a-half bowl single drainer sink unit and mixer tap. A Rangemaster-style multi-fuel cooking range with extractor canopy above. The walls are tiled around the work surfaces with complementary décor to the remaining walls, whilst a wood-paneled ceiling and UPVC double glazed window to the side elevation complete the kitchen area.

Family Area

The spacious family area enjoys UPVC double glazed windows to both the front and side elevations together with matching French doors opening onto the side garden. The room benefits from a wood-paneled ceiling, laminate wood flooring and a double radiator, creating an excellent everyday family living space.

From the dining kitchen door opens to an

### INNER HALL

A glazed panel door leads into a small inner hall providing access to the downstairs cloakroom and store room.

From the inner hall door to

### DOWNSTAIRS CLOAKROOM

Fitted with a white two-piece suite incorporating a pedestal wash basin and low flush WC. The cloakroom is fully tiled and has a UPVC double glazed window to the rear elevation.

From the inner hall door opens to a

### STORE ROOM

Housing the central heating boiler.

From the inner hall a spindled staircase leads to the

### FIRST FLOOR LANDING

The first floor landing benefits from a fitted carpet, double radiator and partially laminate wood flooring.

From the landing door opens to the

### BEDROOM ONE

20'9" x 14'6"

A superb principal bedroom featuring a bay window to the rear elevation incorporating UPVC double glazed units. Character features include a fireplace with wooden surround, tiled inset and hearth, decorative ceiling cornice and matching picture rail. Further benefits include a double radiator and fitted carpet.

from the landing door to

### BEDROOM FOUR

12'10" x 8'10"

UPVC double glazed window to the side elevation and double radiator.

### BEDROOM THREE

12'2" x 14'11"

A generous double bedroom with UPVC double glazed windows to the front and side elevations, wall mounted television point, double radiator and fitted carpet.

### BATHROOM

Fitted with a modern three-piece suite comprising a hand wash basin, low flush W/C and paneled bath. The bathroom is fully tiled with a paneled ceiling, UPVC double glazed window to the front elevation, double radiator and useful fitted storage cupboard with shelving.

From the landing door two steps lead to a further landing with a door to

### BEDROOM TWO

12'3" x 12'10"

A spacious double bedroom with UPVC double glazed windows to both the front and side elevations, double radiator, fitted carpet and access to the loft space.

From the landing door to

### BEDROOM FIVE

10'0" x 9'10"

UPVC double glazed windows to the side and rear elevations together with a double radiator.

### BATHROOM TWO

Fitted with a white three-piece suite incorporating a pedestal wash basin, low flush W/C and corner paneled bath. The bathroom is fully tiled with a paneled ceiling incorporating inset spotlight fittings and a UPVC double glazed window to the rear elevation. A useful under-stairs storage cupboard is accessed from the landing.

From the landing a spindled staircase leads to the

### SECOND FLOOR LANDING

from the second floor landing door opens to

### BEDROOM SIX

14'9" x 12'5"

UPVC double glazed window to the side elevation, double radiator and fitted carpet.

From the landing door opens to

### BEDROOM SEVEN

12'2" x 12'5"

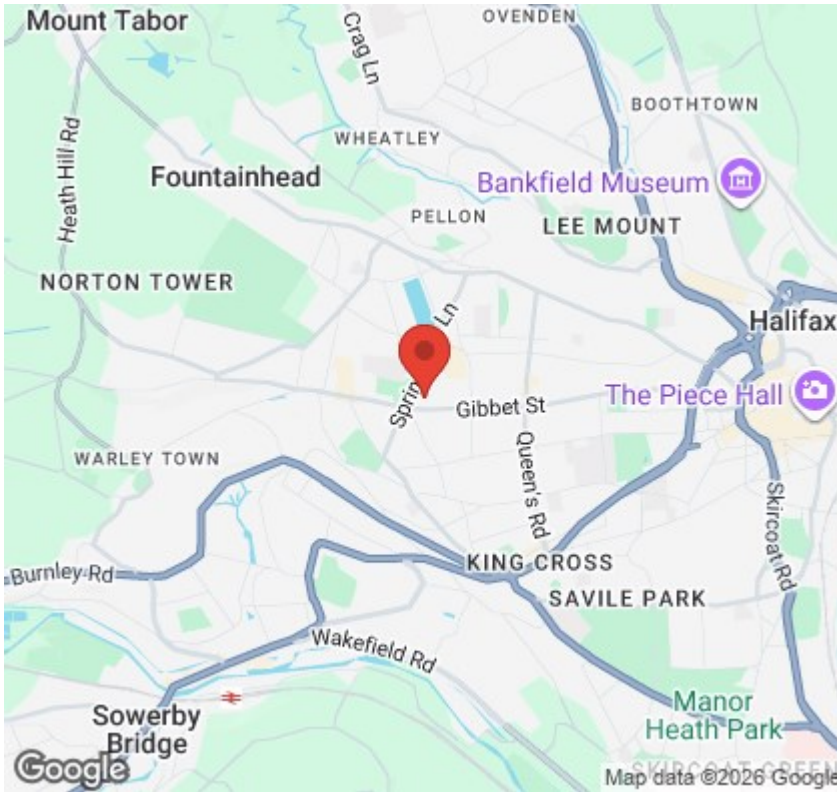
UPVC double glazed window to the side elevation, double radiator and fitted carpet.

### EXTERNAL

To the front of the property, wrought iron gates open onto a block paved driveway providing off-road parking for numerous vehicles, complemented by mature shrubs and planting.

To the side of the property is a further block paved area together with a summer house and access to the single garage.

The generous lawned gardens extend to the side and rear of the property which also include shrubs, mature trees, and raised flower beds. Block paved patio areas provide excellent outdoor entertaining space.



## Directions

SAT NAV HX1 4TE

## Viewings

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

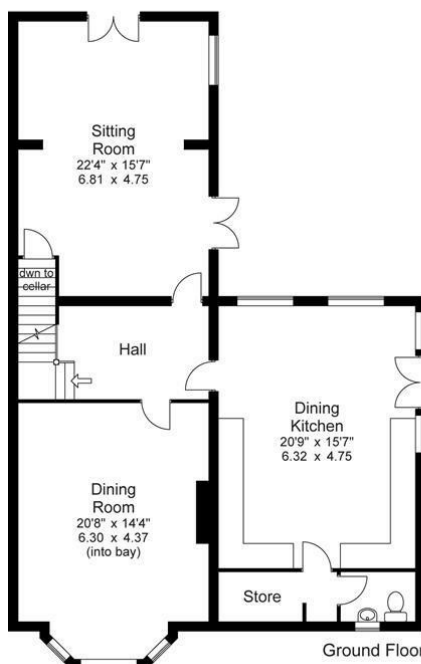
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

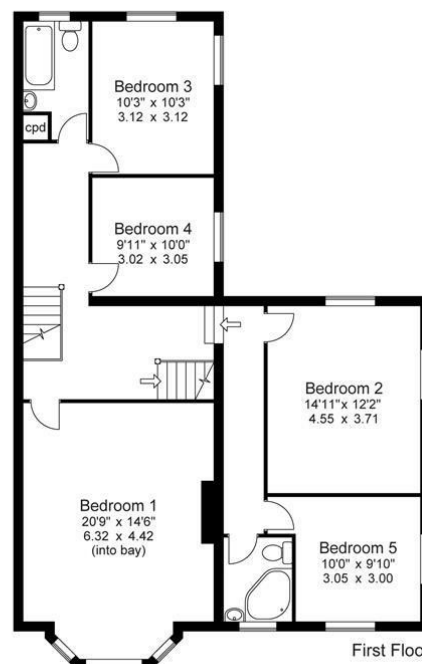


Second Floor

Approx Gross Floor Area = 2661 Sq. Feet  
= 247.2 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.