



5 Waindale Crescent, Mount Tabor, Halifax, HX2 0UN

Offers Around £330,000

- : Extended Semi Detached Family Home
- : Spacious Garage/ Workshop
- : 2 Bathrooms
- : 2 Reception Rooms
- : Realistically Priced
- : Superb Panoramic Views
- : 4 Good Sized Bedrooms
- : Gardens
- : Easy Access to Halifax
- : Viewing Essential

## 5 Waindale Crescent, Halifax HX2 0UN

Situated in this desirable and convenient semi rural location lies this delightful extended semi detached residence providing attractive family accommodation.

This delightful family home briefly comprises an entrance hall, inner hallway, lounge, dining room, modern fully fitted kitchen, conservatory, , downstairs shower room, four double bedrooms, master en suite) bathroom, separate W/C, large integrated garage/workshop, and attractive gardens. The property also benefits from UPVC double glazing, gas central heating, off-road parking, and superb open views to the rear.

The property provides easy access to local amenities, and Halifax town centre and an internal inspection is absolutely essential to fully appreciate the spacious accommodation provided which is being sold at this realistic asking price in order to encourage a prompt sale. An internal inspection is absolutely essential to fully appreciate the accommodation provided.



Council Tax Band: C



### ENTRANCE HALL & INNER HALLWAY

The front entrance door opens into an entrance hall with fitted carpet and laminate flooring. A door leads into the inner hallway, which also benefits from laminate flooring and a double radiator. Understairs cupboard which is plumbed for an automatic washing machine.

From the hall door opens to the

### DINING ROOM

11'1" x 12'0"

This well-proportioned dining room features a UPVC double glazed window to the rear elevation, one single radiator, and laminate wood flooring.

From the hall door opens to the

### LOUNGE

11'1" m x 17'7" m

A spacious lounge with a feature fireplace incorporating an electric fire on a matching hearth. The room has a UPVC double glazed window to the front elevation, one double radiator, and fitted carpet.

from the hall door opens to the

### MODERN FITTED KITCHEN

8'8" x 10'0"

The modern fully fitted kitchen includes a range of wall and base units with matching work surfaces, a one-and-a-half bowl single drainer sink unit with mixer tap, a four-ring hob with fan-assisted electric oven and grill, and an integrated microwave. Also included are an integrated fridge freezer, and an integrated dishwasher. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls. There is a UPVC double glazed window to the front elevation and a modern vertical radiator.

from the hall door opens to the

### SHOWER ROOM

This modern shower room is fitted with a white three-piece suite incorporating a vanity unit with hand wash basin and mixer tap, a low flush WC, and a corner shower cubicle with shower unit. The room is fully tiled including the floor, and benefits from underfloor heating, and inset spotlight fittings to the ceiling.

From the hall door to

### BEDROOM FOUR/STUDY

9'5" x 10'5"

This fourth bedroom is presently used as an office and has fitted office furniture, UPVC double glazed window to the rear elevation enjoying superb panoramic views, one double radiator, and laminate wood flooring.

From the hall door to the

### CONSERVATORY

10'5" x 11'5"

A lovely addition to the home, the conservatory features UPVC double glazed windows to three elevations, taking full advantage of the stunning views, this property provides. Double French doors open onto the rear patio garden.

From the hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With Fitted carpet.

From the landing door opens to

### BEDROOM THREE

13'1" x 10'4"

This third double bedroom has a Velux-style double glazed skylight window, one radiator, fitted carpet, and sliding doors opening to built-in wardrobes with access to under-eaves storage.

From the landing door opens to a

### SEPARATE WC

With low flush WC, Velux-style double glazed skylight window, under-eaves storage, and fitted carpet.

From the landing door opens to

### BATHROOM

Fitted with a modern white two-piece suite incorporating a corner "Jacuzzi" bath with mixer tap and pedestal wash basin. The bathroom is fully tiled, includes a Velux-style double glazed skylight window, inset spotlight fittings, and a wall-mounted radiator.

From the bathroom door opens to

### BEDROOM TWO

14'8" x 22'0"

A particularly spacious bedroom with UPVC double glazed window to the front elevation and an additional Velux-style double glazed skylight window, providing a light and airy atmosphere. One double radiator and door to store cupboard housing the central heating boiler.

From Bedroom two door opens to

### BEDROOM ONE

19'2" x 12'9"

The principal bedroom benefits from a UPVC double glazed window to the rear elevation, again taking full advantage of the panoramic views. Additional Velux-style skylight window, and one double radiator.

From the bedroom door opens to the

### EN SUITE SHOWER ROOM

A modern white three-piece suite incorporating a pedestal wash basin, low flush WC, and corner shower cubicle with shower unit. Velux-style double glazed skylight window, built-in cupboards, and a heated towel rail/radiator.

From the entrance hall a door opens to the

### INTEGRAL GARAGE / WORKSHOP

13'4" extending to 22'11" x 28'6"

An impressively spacious garage/workshop with electric up-and-over door, two UPVC double glazed windows to the rear elevation, and UPVC double glazed French doors opening onto the rear patio, again enjoying panoramic views. The garage has power, lighting, and a fitted staircase leading to the first floor accommodation but this has been boarded up in bedroom two. A door also gives access to a

### CLOAKROOM

Fitted with a modern white two-piece suite incorporating hand wash basin and low flush WC. There is also an under-stairs storage facility with folding door access.

### GENERAL

The property is constructed of brick and summited by a concrete hip tiled roof. It benefits from all main services including gas, electricity, and water, with the added benefits of UPVC double glazing and gas central heating. The tenure is Freehold and the property falls within Council Tax Band C.

### EXTERNAL

To the front of the property is a tarmac driveway providing off-road parking for numerous vehicles, and providing access to the integral garage. There is a gravelled area to the side with a path leading to the rear where there is a generous garden incorporating a patio area and gravelled section, ideal for entertaining and enjoying the superb panoramic views this property provides.

### TO VIEW

Strictly by appointment. Please telephone Property@Kemp&Co, Halifax on 01422 349222



## Directions

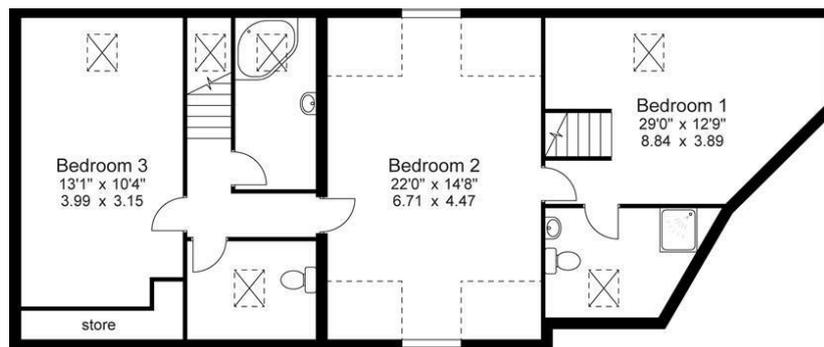
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## Viewings

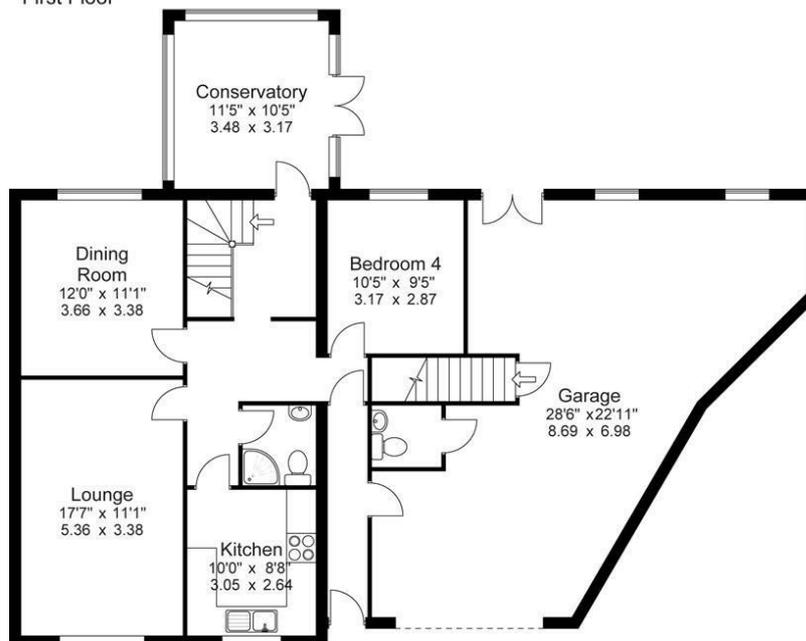
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

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



First Floor



Ground Floor

For illustrative purposes only. Not to scale.