

# Chapters



## 2 LINDEN MEWS LINDEN ROAD HALIFAX

£515,000  
FREEHOLD

Nestled in the desirable area of Linden Road, Halifax, this impressive family home offers a perfect blend of comfort and convenience. With four spacious double bedrooms, this property is ideal for families seeking ample living space. The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet family evenings. The property boasts three well appointed bathrooms, ensuring that morning routines run smoothly. The low maintenance garden provides a serene outdoor space, allowing you to relax without the burden of extensive upkeep. Additionally, the off road parking accommodates up to two vehicles, a valuable asset in this sought after location. This large family home is well connected, with good transport links nearby, making commuting and exploring the surrounding areas a breeze. Whether you are looking for a peaceful retreat or a vibrant family environment, this property on Linden Road is sure to meet your needs. Don't miss the opportunity to make this wonderful house your new home.



• FOUR DOUBLE BEDROOMS • THREE BATHROOMS • DESIRABLE LOCATION • GOOD SIZED GARDEN AND OFF ROAD PARKING

## Entrance

The front entrance door opens into a welcoming vestibule, with a glazed internal door leading through to the impressive entrance hall. The spacious entrance hall features a superb spindle staircase rising to the first-floor accommodation, along with two double radiators and fitted carpeting, creating a warm and inviting atmosphere. A useful cloaks cupboard provides coat-hanging facilities with additional storage above, while a separate boiler room houses the cylinder tank and offers further practical storage space.

## Cloak Room

The downstairs cloakroom is fitted with a modern white two piece suite comprising a hand wash basin with mixer tap and a low flush WC. Complemented by a tiled floor, chrome heated towel rail/radiator, and inset ceiling spotlights.

## Living Room

20'6" x 16'6"

A bright and spacious reception room featuring an attractive angular bay window to the front elevation with UPVC double glazing, complemented by an additional UPVC double glazed window to the side elevation, flooding the room with natural light. A charming feature fireplace incorporates a log-burning stove set on a matching hearth, with wall-mounted TV fittings above creating an ideal focal point. The room is further enhanced by two double radiators and fitted carpet.



## Kitchen Dining Room

16'11" x 15'10"

An impressive open plan living space comprising a beautifully appointed kitchen alongside a bright and versatile dining/family area. Stylishly fitted with a comprehensive range of modern wall and base units incorporating cupboards and drawers with complementary work surfaces. Features include a single drainer sink unit with mixer tap, five-ring gas hob with extractor and glazed canopy above, fan-assisted electric oven, integrated microwave/combi oven, integrated fridge, and integrated dishwasher. The kitchen is finished with tasteful tiling to the work surfaces, coordinated décor, inset ceiling spotlights, and a UPVC double glazed window overlooking the rear garden. A superb light filled space ideal for both everyday family living and entertaining, featuring UPVC double glazed bi-folding doors opening directly onto the private south-west facing rear garden. Two double radiators complete the space.

## Utility Room

Fitted with plumbing for an automatic washing machine, power supply for a tumble dryer, and housing for the Baxi combination boiler. A side entrance door provides convenient external access.

## Cellars

A useful suite of cellar rooms providing excellent storage



• GOOD TRANSPORT LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES • SEMI  
DETACHED PROPERTY

facilities, complete with power and lighting. Two of the rooms are currently utilised as games rooms, accommodating both a pool table and table tennis table, offering superb additional recreational space.

## First Floor Landing

The half landing features an attractive leaded arched window to the side elevation, allowing plenty of natural light into the space. Stairs lead up to the galleried landing, which includes decorative cornicing, a useful storage cupboard, and a fitted wardrobe with hanging rail and additional storage above.

There are doors leading to:

## Bedroom One

16'9" max. x 11'8"

A good-sized double bedroom with UPVC double glazed windows to the front elevation, giving the room a bright and airy feel. There is a range of built-in wardrobes to one wall with matching fitted drawers, along with a TV point, double radiator and fitted carpet.

## En Suite

A modern en suite fitted with a white three-piece suite comprising a wash hand basin with mixer tap, low flush WC, and a shower cubicle with both rainfall and handheld shower fittings. The shower area and wash basin are fully tiled, with a matching tiled floor and complementary décor to the remaining walls. The room is finished with inset ceiling

spotlights and a chrome heated towel rail/radiator.

## Bedroom Four

13'1" x 7'8"

A double bedroom with UPVC double glazed window to the front elevation, double radiator, and fitted carpet. From the main landing, steps lead down to a smaller landing providing access to:

## Bedroom Three

16'0" x 8'7"

A double bedroom with a UPVC double glazed window to the rear elevation, one radiator, and fitted carpet. From Bedroom Three, a door provides access to:

## Jack and Jill En Suite

Serving Bedrooms Two and Three, this modern bathroom is fitted with a white three-piece suite comprising a wash hand basin, low flush WC, and a shower cubicle with both rainfall and handheld shower fittings. The shower and basin areas are fully tiled, with complementary décor to the remaining walls and a matching tiled floor. Finished with a chrome heated towel rail/radiator.

## Bedroom Two

15'10" x 11'6"

A spacious bedroom with UPVC double glazed windows to the rear elevation, featuring built-in wardrobes to one wall with



additional cupboard storage above. The room also includes a double radiator and fitted carpet. This bedroom has direct access to the Jack & Jill en suite bathroom.

## External

To the front of the property is a communal driveway providing access to two allocated off-road parking spaces, with additional visitor parking available within the communal area. Steps lead up to a flagged patio area at the front, which gives access to the main entrance door. A side pathway leads through to the enclosed private rear garden, which can also be accessed directly from the dining kitchen/family room. The rear garden includes a flagged patio seating area and a south-west facing enclosed garden, mainly laid with artificial lawn.





## Additional Information

**Local Authority** - Calderdale  
**Council Tax** - Band F  
**Viewings** - By Appointment  
Only

**Floor Area** - sq ft  
**Tenure** - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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