

Charnock Bates

The Country, Period and Fine Home Specialist



23 Willowfield Avenue  
Willowfield, Halifax, HX2 7NJ









# 23 Willowfield Avenue

Willowfield  
Halifax  
HX2 7NJ

Offers Over: £325,000





## Summary Description

Presented to the market is this spacious four bedroomed property situated within the prestigious area of Willowfield, close to a variety of local amenities within Sowerby Bridge and Halifax town centres. Being extended by the current owners, adding to the accommodation an open plan living kitchen and additional bedroom, this ready to move into home would be of interest to the growing family or those looking for space to work from home.

Internally the property briefly comprises; entrance hall providing access to the cellar used for storage, lounge, open plan kitchen/dining area and WC to the ground floor. Four bedrooms, with the principal bedroom benefiting from an ensuite shower room and house bathroom to the first floor. All bedrooms, lounge and dining area are fitted with CAT5E ethernet points leading to the linen cupboard that doubles as a network room that allow reliable high speed internet access throughout the home. All bedrooms except bedroom four, lounge and dining area benefit from speaker cables laid to allow an integrated home entertainment system to be added if the seller wishes.

Externally the property benefits from a paved driveway leading to the spacious garage to the front elevation. To the rear the property boasts a generous stone flagged garden with timber decked terrace area.



## Location

Willowfield is a sought-after residential location having easy access to both the centres of Halifax and Sowerby Bridge. The Crossley Heath Grammar School and The Gleddings Preparatory School are nearby in Savile Park along with a selection of good local primary schools. Crow Wood Park is a short walk away and there is a Sainsbury's Local in the area. Train Stations in both Halifax and Sowerby Bridge provide access to the cities of Manchester, Leeds and Bradford. Both Manchester International airport and Leeds Bradford airport are accessible.



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## General Information

The uPVC entrance door provides access into the spacious entrance hall with solid wood flooring, decorative ceiling coving and external door leading out to the garage and rear garden. A door off the entrance hall leads down into the cellar which is used by the current owners for storage.

Leading through to the well-presented lounge with a uPVC window to the front elevation, decorative ceiling coving and gas coal effect fire set within a feature exposed brick hearth providing an ideal place to relax.

The heart of this family home is the impressive open plan kitchen/dining which has been extended by the current owners to create a substantial family room. Boasting a range of oak and black gloss fitted wall, drawer and base units with contrasting granite worksurfaces, undermounted stainless steel sink, inset feature lighting, tiled flooring and splashbacks and space for a freestanding fridge/freezer. Integral appliances include Bosch double electric oven, dishwasher, five ring gas hob, overhead extractor hood and microwave.







The dining area benefits from solid wood flooring and sliding doors leading out onto the rear garden ideal for summer evenings when entertaining family and friends.

Completing the ground floor accommodation is the downstairs WC having a two-piece suite comprising; low flush WC, wash hand basin with mixer tap, tiled flooring and splashbacks, decorative ceiling coving, and uPVC frosted window to the rear.

An open staircase from the entrance hall leads to the first-floor landing giving access to four bedrooms and the house bathroom having a three-piece suite comprising; vanity unit with inset wash hand basin, low flush WC and storage, panelled bath with overhead shower attachment, tiled flooring and splashbacks, inset ceiling spotlights, ladder heated towel rail and frosted uPVC window to the rear elevation.

Bedrooms two and three are spacious double bedrooms benefiting from sliding door mirrored wardrobes providing ample storage.





The principal bedroom boasts an ensuite shower room having a three-piece suite comprising; low flush WC, wash hand basin with underneath storage, glass sliding door, shower with rainfall shower head attachment, chrome ladder heated towel rail, inset ceiling spotlights and uPVC frosted window to the side elevation.

Completing the first-floor accommodation is the fourth bedroom which is used by the current owners as a home study offering an adaptable space ideal to create a separate workspace perfect for those looking to work from home.







## Externals

Boasting a paved driveway to the front elevation which leads to the spacious garage which can be accessed via the electric roller door to the front or an external door to the rear. Benefiting from electric and water points, plumbing for a washing machine, space for a dryer and a fitted base unit with laminate worksurface and inset stainless steel sink allowing the option to create a utility space. The gas central heating boiler is located here. Enjoying a generous stone flagged garden to the rear elevation bordered by fencing with two timber sheds and timber decked terrace creating an ideal space for entertaining, barbequing and al-fresco dining.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Local Authority

Calderdale



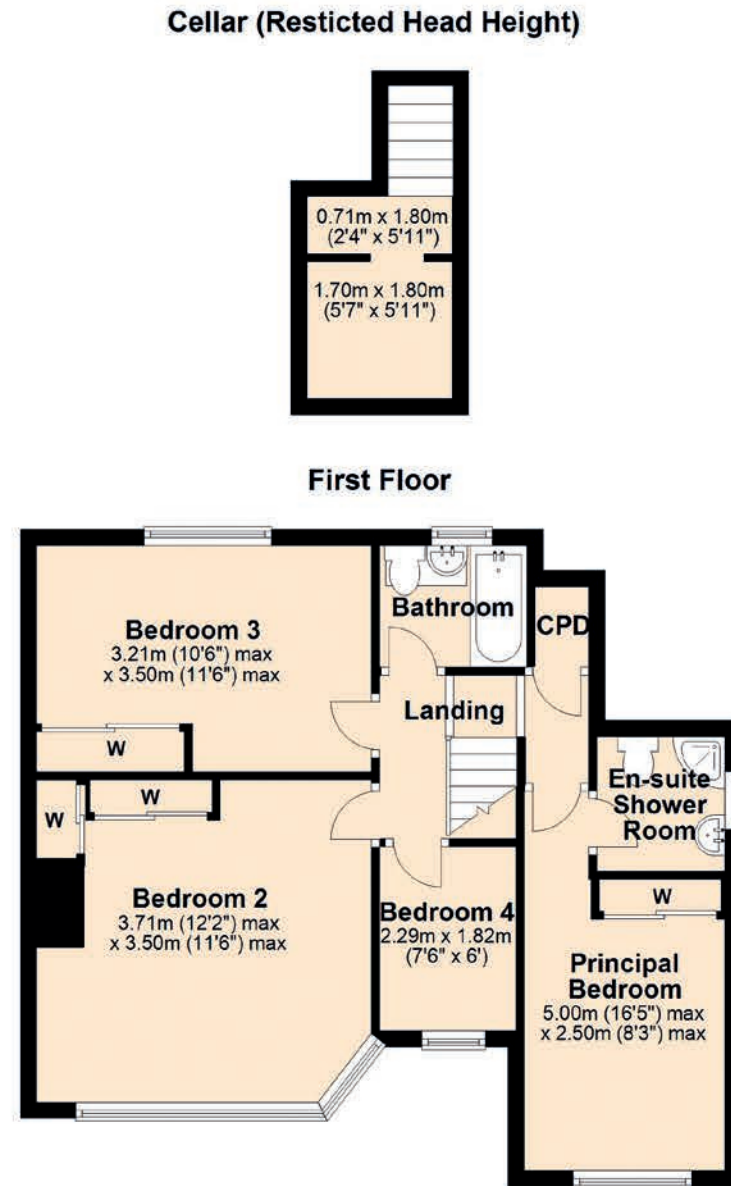
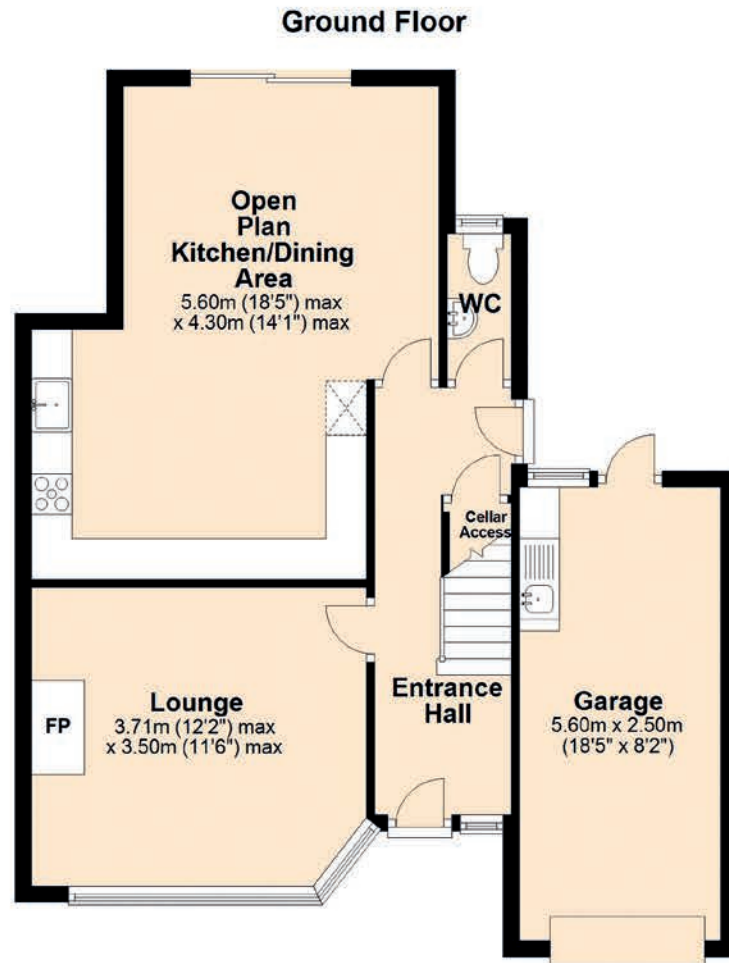




Junction 24, M62 5.5 miles



# Floor Plans



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