



## 16 Hainsworth Moor Grove

- FOUR/FIVE BEDROOM DETACHED
- TWO/THREE RECEPTION ROOMS
- CONSERVATORY
- TWO BATHROOMS

**£310,000**

EPC Rating '62'





## Property Description

**\*\* SPACIOUS FOUR/FIVE BEDROOM SEMI DETACHED  
\*\* LARGE CORNER PLOT \*\* DRIVEWAY & DOUBLE GARAGE \*\* TWO/THREE RECEPTIONS ROOMS, PLUS CONSERVATORY \*\*** This impressive family home in Queensbury has undergone many recent improvements and offers ample space for a growing family. Cul-de-sac location with Shibden Head Primary School at the end of the road and conveniently located for amenities in Queensbury Village and Halifax town centre. Within the last two years the property has had a new kitchen, new shower room, majority new windows, new central heating boiler, new flooring, new boundary wall and fencing, plus garden improvements. Briefly comprising of: Entrance Hall, Lounge, 24' Kitchen/Diner, Utility/Porch, Ground Floor Shower Room, Sitting Room & Conservatory. First Floor - Five Bedrooms & Family Bathroom. The Master Bedroom has a large Dressing Room that could be utilised as an occasional fifth bedroom, if required. Gardens to three sides, driveway and double garage.





#### ENTRANCE HALL

A composite front door leads into a hallway with a solid wood floor and doors off to the lounge and dining kitchen. Stairs lead to the first floor.

#### LOUNGE

14' 8" x 12' 3" (4.47m x 3.73m) A tastefully appointed room with a solid wood floor, electric fire in a modern fire surround, central heating radiator and a bay window to the front elevation.

#### KITCHEN/BREAKFAST ROOM

24' 7" x 10' 6" (7.49m x 3.2m) An impressive kitchen/diner with designated dining and cooking areas, grey wood effect laminate flooring, two central heating radiators and windows to the front and rear elevations. The kitchen area has been recently fitted and includes a large breakfast bar with storage to one side, fitted base and wall units with laminated work surfaces and matching upstands. Integrated appliances include a fridge-freezer, dishwasher, five ring gas hob with chimney style extractor and an eye-level double electric oven. Spotlights to the ceiling and a door off to the side porch/utility room, plus ample space for a large dining table and chairs.



#### SITTING ROOM

10' 2" x 9' 10" (3.1m x 3m) Laminate flooring, window to the rear elevation and a doorway through to the conservatory. Central heating radiator.



#### CONSERVATORY

10' 9" x 10' 9" (3.28m x 3.28m) A white UPVC conservatory with windows and French doors leading to the rear garden. Central heating radiator.

#### SHOWER ROOM

A fully tiled, recently re-fitted shower room, comprising of a double width walk-in shower enclosure with sliding door and rainfall shower, large rectangular washbasin with storage below and a push-button WC. Aqua-board ceiling with spotlights, chrome heated towel rail and a window to the rear elevation.



#### PORCH/UTILITY

9' 0" x 5' 4" (2.74m x 1.63m) Side entrance porch with utility area. UPVC entrance door and windows plus washing machine plumbing, space for a tumble dryer and work-surface space.

#### FIRST FLOOR

A spacious landing area with doors off to all rooms and an open spindle balustrade.



#### BEDROOM ONE

11' 4" x 10' 6" (3.45m x 3.2m) Window to the front elevation, central heating radiator and an archway to a spacious dressing room.

#### DRESSING ROOM

10' 6" x 10' 1" (3.2m x 3.07m) A useful storage space with central heating radiator, archway to bedroom one and a window to the rear elevation. This room could be utilised as an occasional fifth bedroom, if required.

#### BEDROOM TWO

11' 3" x 8' 7" (3.43m x 2.62m) Window to the rear and a central heating radiator.

#### BEDROOM THREE

14' 0" x 8' 6" (4.27m x 2.59m) Window to the front and a central heating radiator.

#### BEDROOM FOUR

8' 10" x 7' 0" (2.69m x 2.13m) Window to the front and a central heating radiator.

#### BATHROOM

7' 2" x 6' 8" (2.18m x 2.03m) A white, three-piece bathroom suite comprising of a jacuzzi bath with centre taps, push-button WC and a pedestal washbasin. Fully tiled walls, window to the rear and a central heating radiator.



#### EXTERNAL

To the front of the property is a driveway providing parking for two to three cars and a double garage with power and light. There is a further gravelled area, flower bed and wrought-iron gate leading to the side of the property. To the side is good-sized garden shed, a low maintenance area consisting of a paved patio and slate chippings. At the rear is a substantial summerhouse, decked area, paved patio and lawn. Although this is already a sizeable property, there is further potential to the side and rear.



#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	62	73
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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