

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Wellgarth,**

**Offers In The Region Of £335,000**



# 18 Wellgarth , Halifax, HX1 2BJ



Located in an elevated position with outstanding views is this EXTENDED DETACHED TRUE BUNGALOW with three double bedrooms, gardens front and rear, garage and driveway for several cars. For anyone looking for accommodation over one floor level, or a property conveniently located for commuting to Halifax or the M62 network this property could certainly fit the bill.

The accommodation briefly comprises of an entrance hallway from which the principal rooms can be accessed. These include the open plan living room/dining room, three double bedrooms and the family bathroom. The property also has a conservatory overlooking the rear garden accessed from the modern fitted kitchen. As one would expect, the property enjoys both gas central heating and double glazing. The property has a large loft space with potential for conversion to create more living accommodation if desired subject to the relevant planning permissions.

Outside you will find a garden laid to lawn at the front with a driveway providing off road parking for 5 to 6 cars with a single garage at the top. A pleasant raised balcony accessed from the living room provides a wonderful seating area to enjoy those summer days and far reaching views. To the rear is a further garden laid to lawn with established shrubs and hedging and a timber shed for storage.

## Accommodation

### Entrance hallway

Access the front of the property via a PVCu door. The entrance hallway provides access to all the principal rooms in this property. Double glazed window and central heating radiator.

### Open plan lounge/dining room

26'4" x 15'2" (8.05 x 4.63)

Inset living flame gas fire creating a wonderful focal point to the room. Ample space for furniture. Patio doors lead out to the balcony area at the front. Patio doors lead to the rear garden. Double glazed window and central heating radiator.

### Kitchen

10'9" x 8'8" (3.30 x 2.66)

A modern fitted kitchen with a range of matching wall and base units. Complementary work surfaces with an inset sink. Integrated electric oven and hob with extractor hood. Space for a tall fridge freezer. Space and plumbing for a dishwasher. Double glazed window and central heating radiator. Wall mounted gas boiler provides heating and hot water for the property. Door leads to:

### Conservatory

11'10" x 7'3" (3.63 x 2.23)

With views overlooking the rear garden. Two doors provide external access. Beautiful stained glass fanlights.

### Double bedroom

13'0" x 9'1" (3.97 x 2.78)

Double glazed window and central heating radiator.

### Double bedroom

11'10" x 8'11" (3.62 x 2.74)

Double glazed window and central heating radiator. Vanity unit with wash basin.

### Double bedroom

15'9" x 8'3" (4.81 x 2.53)

Double glazed window and central heating radiator.

### Family bathroom

8'7" x 7'9" (2.64 x 2.37)

A spacious part tiled family bathroom with a four piece white bathroom suite. Comprises of a wash basin with pedestal, low flush wc, jacuzzi bath and shower enclosure with shower. Frosted double glazed window and central heating radiator.

### External details

Outside you will find a garden laid to lawn at the front with a driveway providing off road parking for 5 to 6 cars with a single garage at the top. A pleasant raised balcony accessed from the living room provides a wonderful seating area to enjoy those summer days and far reaching views. To the rear is a further garden laid to lawn with established shrubs and hedging and a timber shed for storage.

### Directions

Please use the postcode HX1 2BJ for sat nav directions

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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## Road Map



## Hybrid Map



## Terrain Map

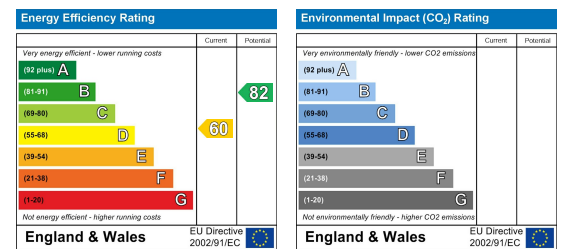


## Floor Plan

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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