

Peter David Properties

Residential Sales and Lettings

Old Willow Close, New Lane
Prices starting from £230,000



Old Willow Close, New Lane

Peter David are delighted to bring to the market this detached bungalow set in an elevated position overlooking Halifax and the Pennine Hills beyond. This residence is one of seven similar properties set within this exclusive gated development and offers easy access to both Halifax and the M62 network. Outside the property benefits from a front garden laid to lawn, an enclosed private rear patio area, driveway with off road parking for two cars and an integral garage. Internally the property offers modern conveniences such as under floor heating throughout, PVCu double glazing, electrically operated roof lights and oak doors and oak flooring in the hallway. In brief the internal accommodation comprises of an entrance hallway providing access to all the rooms, lounge, kitchen, store cupboard, two bedrooms and a house bathroom. These properties have been built by a local builder who has paid attention to detail which has resulted in a property that would make a beautiful home for someone looking for convenience, quality, exclusivity and views. Please contact our sales team who will be happy to assist with any enquiry you may have.

Features

- Exclusive gated development
- Two bedroom detached bungalow
- Garden laid to lawn
- Large single garage
- Off Road Parking
- Views over Halifax and the Pennine Hills beyond
- Underfloor heating
- EPC
- PVCu double glazing
- Quality finish and fittings throughout

Accommodation

Entrance Hall

Front entrance door opens into a feature hallway with open ceiling with two electrically operated, double glazed roof windows, storage cupboard, oak internal doors and flooring, internal door opening to the garage and access to all the principal rooms.

Living Room 4.65m (15'3") x 3.63m (11'11")

Double oak glass doors opening into this reception room with double glazed windows to the front.

Kitchen Diner 4.06m (13'4") x 2.69m (8'10")

New kitchen with range of wall and base units (Choice of quality kitchen and worktops within our ranges), integrated under unit lighting. Gas or Electric hob, Stainless steel sink unit, drainer & tap
Built in Bosch single oven & microwave, Fridge & Freezer, Electrically controlled Velux window, TV Point. Two double glazed roof windows and double glazed French doors opening to the rear patio

Bedroom One 4.75m (15'7") x 2.95m (9'8")

With double glazed window to the rear, possibility of installing a walk in wardrobe or en-suite at an additional cost.

Bedroom Two 3.00m (9'10") x 2.49m (8'2")

With double glazed window to the side.

Bathroom/Shower Room

Choose your own bathroom design, separate shower cubicle and bath, vanity wash basin, w.c., double glazed window (Option to be just a large shower/wetroom if desired). Tiling, heated chrome towel rail.

Garage

Good sized garage with electric door with fob control, utility area to the rear with built in cupboards, sink, tap plumbing for washing machine, loft area access via ladder, light and boarded, internal door leading to hallway.

Outside

Situated on a gated development, front garden, rear patio garden, rear embankment area with ground spreading plants security light



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk