

# Peter David Properties

Residential Sales and Lettings

## Winterburn House £270,000



# Winterburn House, Church Lane, Kitten Clough

## Description

Peter David are pleased to bring to the market this four bedroom detached residence which boasts superb far reaching views over the valley, garden laid to lawn, parking for several cars and a detached garage. This property is located at Spring Head, it is set away from the main road and as such offers a tranquil setting for a family looking for some privacy.

Spring Head is only 10 minutes' drive away from the centre of Halifax and is served by a local bus service. Amenities nearby include a local supermarket and a variety of shops, Halifax itself offers a wide range of facilities including the historic Piece Hall, Halifax Borough Market, leisure centre and a good choice of restaurants and cafe bars.

As one would expect, the property benefits from gas central heating and PVCu double glazing.

The internal accommodation briefly comprises of a large lounge with dining area making the most of the views overlooking the garden terrace and the valley beyond, inner hallway, downstairs wc, kitchen, stairs then lead to the landing area which provides access to the four bedrooms including master en-suite.

Outside you enter the property via an electronic gated entrance which leads onto the off road parking for several cars, detached garage, summer house and a garden laid to lawn. There is a raised decked area perfect for enjoying those summer days and evenings. The property has a garden terrace to the side and rear.

We would strongly recommend a viewing to appreciate this wonderful family home, to appreciate the views and the private location the property enjoys. Please direct your enquiry to the sales team who will be happy to assist.

## Features

- Four bedroom detached residence
- Private location
- Far reaching views over the valley
- Detached garage
- Summer house and decked area
- Master bedroom en suite
- Off road parking for several cars
- EPC Rating: D
- Ideal for a growing family
- To view call the sales team 01422 366948

## Accommodation

### Ground Floor

Access through PVCu French doors into the:

### Kitchen/Dining Room 7.06m (23'2") x 3.40m (11'2")

Modern fitted kitchen with matching wall and base units with complimentary work surfaces, inset into which is a gas hob, with glass and stainless steel extractor canopy above. There is a centre island unit with base units and inset into which is a circular stainless steel sink unit with mixer tap. There is a built in electric oven, built in microwave, integrated appliances including a washing machine, fridge/freezer and dishwasher. Having tiled flooring and central heating radiator.



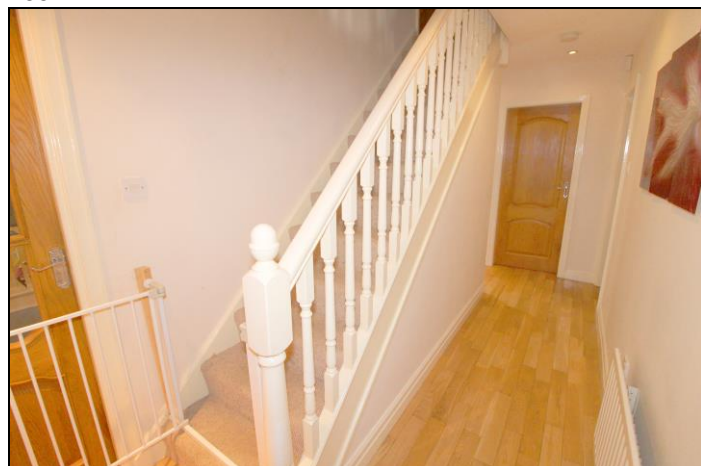
### Downstairs WC

Having a low flush WC, wash basin, heated chrome towel rail and frosted double glazed window.



### Inner Hallway 4.80m (15'9") x 2.13m (7'0")

With central heating radiator and staircase leading to the first floor.



### Lounge 7.57m (24'10") x 5.54m (18'2")

Spacious room with inset electric fire, PVCu French doors leading out on to the terrace, two central heating radiators, two double glazed windows to the front and one double glazed window to the side.



### First Floor

Staircase leading on to the Landing area.

### Bedroom One 4.50m (14'9") x 3.35m (11'0")

Double room with central heating radiator, double glazed window to the front and access to an en-suite shower room.



### En-Suite Shower Room 1.37m (4'6") x 3.35m (11'0")

Three piece suite comprising of WC, wash basin, and walk in shower, with tiled flooring, heated chrome towel rail and frosted double glazed window to the rear.



### Bedroom Two 3.81m (12'6") x 2.97m (9'9")

Double room with central heated radiator and two double glazed windows.



### Bedroom Three 2.77m (9'1") x 3.38m (11'1")

Further double room with central heated radiator and double glazed window.



### Bathroom 1.50m (4'11") x 2.13m (7'0")

Fully tiled three piece suite comprising of WC, wash basin, and bath with overhead shower, heated chrome towel rail and frosted double glazed window.



## Bedroom Four 2.69m (8'10") x 2.31m (7'7")

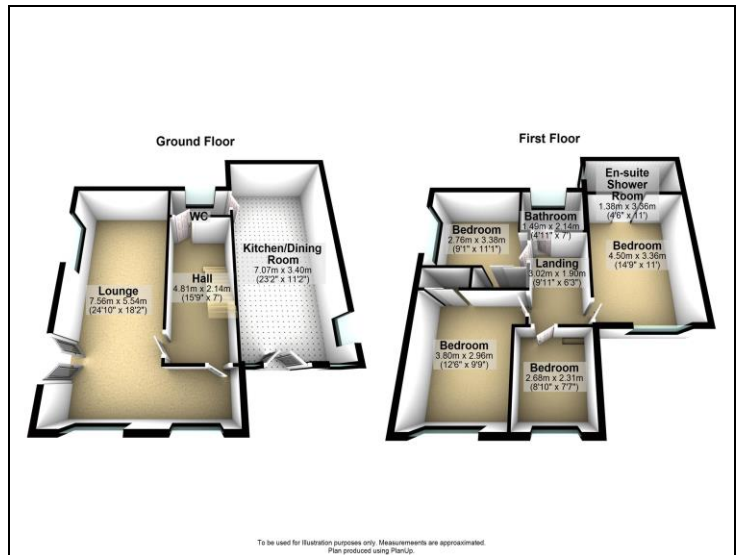
Having a central heated radiator and double glazed window.

## External

The property has electronic gated entrance which leads to the extensive off road parking for several cars, it has a detached garage, a summer house and a garden laid to lawn. There is a raised decked seating area, enjoying the superb far reaching views and there is a garden terrace to the side and rear.

## Directions

Please use postcode HX2 0JJ.



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

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)