



Vicar Park Road, HALIFAX HX2 0NL

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welcome to

Vicar Park Road, HALIFAX

A beautifully presented, modern property offering stylish interiors throughout. At the heart of the home is a high-quality Nobilia German kitchen, finished to an exceptional standard and perfect for contemporary living. The property also benefits from solar panels and has £600 per year return.



Entrance Hall

The entrance hall comprises of laminate flooring, UPVC door, UPVC window to the side elevation.

The Lounge

13' 9" x 12' 2" (4.19m x 3.71m)

The lounge comprises of carpet flooring, fitted gas fire with modern surround, pocket doors leading to the kitchen/diner, UPVC double glazed window to the front elevations.

Kitchen/Diner

20' 10" x 14' 9" (6.35m x 4.50m)

The high-specification German Nobilia kitchen is simply stunning. It comprises an extensive range of bespoke wall and base units in a grey stone effect, perfectly complemented by fabulous worktops and splashbacks. The quality continues with a range of Neff appliances, including two Slide & Hide ovens, a microwave, coffee machine, and a five-ring induction hob with extractor above. Further integrated appliances include an American-style double fridge freezer and dishwasher.

An island sits at the centre of the room, providing seating for four people, along with a breakfast bar that can accommodate up to three people, ideal for less formal dining occasions.

Moving through to the dining space, there is ample room to comfortably accommodate a large family dining table and chairs, with a grey slate finish creating a contemporary feature. There is also plenty of space to incorporate a seating area, making it ideal for family leisure time.

Two Velux skylight windows add additional natural light to the room, while double French doors open out onto a limestone patio in the rear garden.

From the kitchen, a small utility room provides additional storage, as well as plumbing and space for a washing machine.

Landing

The landing comprises of carpet flooring, UPVC double glazed window to the side elevation.

Bedroom One

12' 3" x 8' 11" (3.73m x 2.72m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, built in wardrobes, UPVC double glazed window to the front elevation.

Bedroom Two

10' 5" x 8' 2" (3.17m x 2.49m)

Bedroom two comprises of carpet flooring, ceiling light point, UPVC double glazed window to the rear elevation.

Bedroom Three

8' 5" x 6' 1" (2.57m x 1.85m)

Bedroom Three comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The Family Bathroom is a contemporary room, with a modern, white 3-piece Bathroom suite, comprising bath with the added luxury of a shower above and glass screen, a hand basin set within a vanity unit and low closet, W/c, UPVC double glazed window to the rear elevation.

Externally

Externally, the property benefits from a garage situated at the end of the driveway to the rear.



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welcome to

Vicar Park Road, HALIFAX

- EXTENDED THREE-BEDROOM SEMI-DETACHED HOME
- MARKETED AT £250,000
- LARGE OPEN-PLAN KITCHEN, LIVING AND DINING ROOM
- AN IMMACULATELY PRESENTED MODERN HOME, FINISHED TO A HIGH STANDARD THROUGHOUT,
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX110883 - 0003

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