



Hillbeck, Halifax, HX3 5LU

welcome to

Hillbeck, Halifax

Located in a popular residential area of Halifax, Hillbeck offers comfortable living with excellent access to local amenities, schools, and transport links. The property benefits from well-proportioned accommodation, a welcoming atmosphere & is presented to an excellent standard.



Study/Store Room

10' 11" x 7' 10" (3.33m x 2.39m)

Located on the lower ground floor is the study/store room with oak flooring, ceiling light point and gas central heating radiator. This room could be ideal for studying, home working and extra storage space.

Utility Room

13' 6" x 8' 3" (4.11m x 2.51m)

Handy & practical utility room with wall & base units, sink, gas central heating radiator and ceiling spotlights. The Utility room has oak flooring, provides plumbing for a washing machine and is located on the lower ground floor.

Garage

30' 11" x 12' 1" (9.42m x 3.68m)

Integral garage with up & over door, three striplights, working power and water supply.

Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is tiled flooring, gas central heating radiator and provides access to the ground floor accommodation.

Lounge

18' 10" x 11' 10" (5.74m x 3.61m)

Spacious well-presented lounge with solid oak flooring, gas fire, two ceiling light points & two gas central heating radiators. Boasting French doors to the front elevation which lead to the Juliet balcony. There are also sliding doors which provide access to the kitchen. The lounge provides ample space for free standing furniture.

Kitchen/Diner

A stunning open-plan kitchen and family space, beautifully designed to create the perfect hub of the home. Featuring a stylish central island with breakfast bar seating, sleek high-gloss cabinetry, integrated appliances, and quality work surfaces, this room offers both practicality and modern elegance. Recessed ceiling spotlights and large windows flood the space with natural light, while the French doors provide seamless access to the rear garden, making it ideal for entertaining and family living. Finished with attractive oak flooring, this versatile space combines comfort, style, and functionality.

Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, gas central heating radiator and ceiling light point. The wc room is fully tiled.

First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

Bedroom One

13' x 11' 11" (3.96m x 3.63m)

Master bedroom with laminate flooring, ceiling light point and gas central heating radiator. There is a door which provides access to the en-suite.

En-Suite

The en-suite comprises of a low level wc, wash hand basin and shower. With a gas central heating towel rail, ceiling light point and the en-suite itself is fully tiled.

Bedroom Two

11' 6" x 6' 11" (3.51m x 2.11m)

With carpeted flooring, ceiling light point and gas central heating radiator. The bedroom also benefits from storage space.

Bedroom Three

11' 8" x 8' 9" (3.56m x 2.67m)

With a gas central heating radiator, ceiling light point and carpeted flooring.

Bedroom Four

9' 4" x 7' 3" (2.84m x 2.21m)

Fourth bedroom with ceiling light point, gas central heating radiator and carpeted flooring.

Bathroom

The bathroom comprises of white three piece suite which includes a low level wc, wash hand basin and panelled bath with a shower over & glass shower screen. With ceiling light point, gas central heating radiator and the bathroom itself is fully tiled.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to Hillbeck, Halifax

- WELL PRESENTED & VERSATILE ACCOMMODATION
- PRIVATE REAR GARDEN IDEAL FOR ENTERTAINING
- SOUGH-AFTER RESIDENTIAL LOCATION OF HALIFAX
- EASY ACCESS TO SHOPS, SUPERMARKETS & LOCAL AMENITIES
- INTEGRATED GARAGE & OFF STREET PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115691 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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