



Lower Woodcrest, Dudwell Lane, Halifax HX3 0SD

welcome to

Lower Woodcrest, Dudwell Lane, Halifax

This attractive stone built detached bungalow offers spacious and well-presented accommodation throughout, retaining a wealth of original features, including exposed beams, which add character and charm. Benefiting from generous off-road parking, an attached garage, and well-maintained gardens.



Entrance Hall

Entrance Hall – A welcoming entrance hall . The space benefits from natural light panelled walls, gas central heating radiator, flooring designed for practicality and ease of maintenance.

Lounge

20' 2" x 11' 5" (6.15m x 3.48m)

The lounge comprises carpet flooring, exposed beams, wall lights, and a feature log burner housed within a brick-built surround, creating an attractive focal point. Further benefits include wooden windows to the side elevation and French doors to the front elevation, allowing for plenty of natural light.

Dining Room

10' 2" x 9' 7" (3.10m x 2.92m)

The dining room comprises of carpet flooring, wall lights, gas central heating radiator, wood window to the front elevation and door leading to the kitchen

Kitchen

12' x 10' 2" (3.66m x 3.10m)

Fitted with a range of matching wall and base units incorporating work surfaces with a single drainer stainless steel sink unit with mixer tap. Four-ring gas hob with electric oven beneath and extractor in canopy above. Integrated dishwasher, integrated fridge freezer and deep fat fryer. Beamed ceiling, built-in seating area, and a leaded double glazed window to the front elevation.

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, window to the rear elevation.

Bedroom Two

16' 2" x 8' (4.93m x 2.44m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator fitted wardrobes, wood window to the rear elevation.

Bathroom

With four-piece suite in champagne shade incorporating panelled bath with Victorian-style mixer shower tap, hand wash basin set in vanity unit, WC, and shower cubicle with shower unit. Fully tiled walls, inset spotlight fittings to ceiling, double radiator, leaded window to rear elevation and fitted carpet.

Externally

The property is approached via a spacious driveway providing extensive off-road parking for multiple vehicles and access to the attached garage. The driveway offers a practical, low-maintenance surface and creates an impressive sense of space to the front of the property. Bordered by stone walls and mature planting, the area provides an attractive approach while offering excellent functionality for family living and visiting guests.

Garage

An integral garage with an up-and-over door, leaded window to the side elevation, power and light. The garage houses the Worcester combination boiler is plumbed for an automatic washing machine and has power points for a tumble dryer.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Lower Woodcrest Dudwell Lane, Halifax

- INDIVIDUALLY DESIGNED & BUILT DETACHED BUNGALOW
- MARKETING AT OFFERS OVER £375,000
- EXPOSED BEAMS AND BRICK BUILT FIREPLACE
- PRIVATE DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES AND HALIFAX HOSPITAL

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115611 - 0007

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