SHERIDAN BAILEY PROPERTY

1 Highwood Gardens, Blackley, Halifax, HX5 0DT

An attractive double fronted 5 bed detached property designed over 3 floors providing flexible accommodation options and ideal for multi generational living.
Beautifully styled and well maintained throughout the property briefly comprises, Entrance Hall, Living Room, 2nd reception room, fabulous Kitchen/Dining space, Utility and Ground Floor WC. To the first floor is the Master Bedroom Ensuite and 2 further bedrooms, alternatively ideal for Home Office space and the top floor are two further double bedrooms with a dedicated shower room.
Outside the rear garden offers two separate patio spaces, mature shrubs and boarders along with a potting area and greenhouse. Importantly not immediately overlooked. The property benefits from a detached double garage and driveway for 3 to 4 vehicles.

Asking price £550,000

Entrance Hall

Front door opens into welcoming Entrance Hall with grey porcelain tiled flooring and staircase to first floor landing. Space for cloaks.

Living Room

Spacious and beautifully styled Living Room offering a real sense of tranquilty. Bay window to front garden views. Ample space for living room furniture. The perfect space to relax.

2nd Reception Room

Double doors open from the Hallway to a second reception room, currently utilised as a second sitting room. This room offers future owners flexible accommodation options with the room being suitable for a Dining Room, Playroom, or Home Office. Endless options here.

Kitchen/Dining

The heart of the home and the social space lies in the fabulous Kitchen/Dining, perfect for daily family living and entertaining alike. The Kitchen comprises a feature island breakfast bar with sitting for 2 people along with white hi gloss matching wall and base units. Integrated appliances include dishwasher, fridge freezer, 5 burner gas hob and extractor over, and eye level double electric oven and grill. Quartz worktops, granite tiles, and ample storage and food preparation space. Stainless steel 1.5 sink and drainer. Window to rear garden views and a skylight make this room a wonderful space for natural light.
The Dining area can accommodate dining table and chairs for up to 8 people with French Doors leading out to patio and gardens. Archway to Utility

Utility

Matching wall and base units provide additional storage. Granite tiling. Plumbing for washing machine and dryer. Rear door access to garden .

Ground Floor WC
Useful ground floor WC with low level flush and vanity handbasin. Privacy window to side

Staircase to 1st floor landing with understairs st

Master Bedroom Ensuite
Generously sized Master Bedroom with window to front elevation. Dressing area off with fitted floor to ceiling mirrored triple wardrobes.
Ensuite is partially tiled and comprises, double shower, WC, wash basin and heated towel rail. Window to side elevation

Bedroom 4
Double Bedroom with window to front elevation with fitted double wardrobes. Currently used as a Home Office/Studio

Bedroom 3
Bedroom currently used as a Home Office to rear garden views

House Bathroom
Partially tiled House Bathroom comprising single shower cubicle, bath, WC, wash basin and privacy window to rear elevation.

Staircase to 2nd floor landing

Bedroom 2
The top floor of this property lends itself to multi generational living with 2 double bedrooms and a shower room. Perfect for teenagers, young adults or older parents.

A fabulous Bedroom at the top of the property. Beautifully light thanks for the skylight and window to front.

Bedroom 3
Double bedroom with window to front elevation

NICE
BUTT

Shower Room

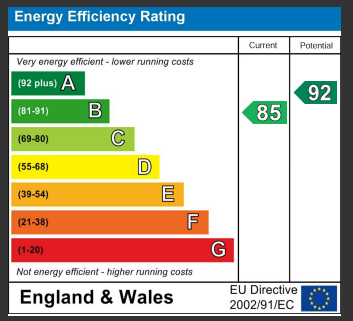
Shower room shared between the two top floor bedrooms, comprising, single shower cubicle, wash basin, WC and skylight.

Outdoor Space

The property is located in a cul-de-sac position. Well maintained front lawns and flagged pathway lead to front door To the side of the property is a block paved driveway which can accommodate 3 to 4 vehicles and a detached double garage. The garage has power and lighting and is boarded out for additional storage. There is gated side access from the driveway to the rear garden.
The rear garden is a haven with mature shrubs and boarders. Flagged patio area, perfect for garden furniture and space for outdoor kitchen and BBQ. To the side of the property is space for shed and a dedicated potting area for keen gardeners. Behind the garage is another pathway leading to a secluded seating area with greenhouse. The main rear garden is laid to lawn and not immediately overlooked.

HX5 0DT
Internal 1706 ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



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