



**2 ORCHARD CLOSE
TRIMMINGHAM
HALIFAX
HX2 7LL**

Looking for more space for your growing family? Need good sized rooms and somewhere to work from home? Are hobbies, sports or pastimes important to you? This could be just the home you've been looking for. This detached family home would actually suit a variety of occupants, with great accommodation including an underbuilt garage, wide enough for most vehicles, with a store room at the back for your bikes or other equipment. Go up through the main entrance door and you will find a spacious hallway with cloaks and understairs cupboards, a ground floor WC, a good sized lounge with doors through to a conservatory and then a wonderful open dining room and family kitchen with utility room attached. It could be a great space for a younger family, or would you replace the internal walls and recreate a separate dining room and breakfast kitchen? It could be done so easily... Upstairs you will find four bedrooms, one with an en-suite shower room, two with fitted wardrobes, and a Victorian style bathroom, complete with roll top bath. Outside you have relatively low maintenance gardens and you're positioned for speedy access to the hospital, into Halifax, to the great local schools or further afield.

OFFERS IN EXCESS OF £300,000

GARAGE

5.93 x 3.59 (19'5" x 11'9")

With an electric up and over door, light and power, and a utility area with sink unit and plumbing for a washing machine.



STORE ROOM

3.59 x 1.14 (11'9" x 3'9")



ENTRANCE HALL

With cloaks cupboard and under stairs storage cupboard.

LOUNGE

5.79 x 3.65 (19'0" x 12'0")

A good sized living room with a decorative fire surround housing a marble inset and hearth and enclosing a coal effect living flame fitted gas fire. Double timber and doors lead to the conservatory.



CONSERVATORY

3.35 x 2.50 (11'0" x 8'2")



DINING ROOM

3.3.37 x 3.59 to 2.75 (10'10" x 11'9" to 9'0")

A good sized dining room which has been opened out into the kitchen.



FAMILY KITCHEN

3.70 x 3.57 (12'2" x 11'9")

A good size family kitchen which has been fitted with a range of base and wall units with matching drawers and granite worktops and surrounds. Integrated appliances include a NEFF hob to chrome back and canopy hood along with a NEFF oven, a Siemens microwave and a dishwasher. A sink unit with mixer tap has been fitted into the granite worktop. The kitchen is open to the utility room and to the dining room.



UTILITY ROOM

1.99 x 1.49 (6'6" x 4'11")

Fitted with units matching the kitchen plus an integrated fridge freezer and plumbing for a washing machine.



CLOAKROOM

With a two piece suite consisting of low level WC and wash basin to half tiled walls.



LANDING

With display niche, velux window and a useful airing cupboard.

BEDROOM ONE

3.63 x 3.62 (11'11" x 11'11")

With a range of fitted wardrobes, dresser, drawers and top boxes.



EN SUITE SHOWER ROOM

With a three-piece suite comprising low-level WC, wash basin to vanity unit and large shower enclosure, all to fully tiled walls.



BEDROOM TWO

3.55 x 2.70 (11'8" x 8'10")

With a range of fitted wardrobes and draws and bedside table.



BEDROOM THREE

3.55 x 2.20 (11'8" x 7'3")

A good sized third bedroom with room for bed and furniture.



BEDROOM FOUR

3.49 x 2.04 to 1.65 (11'5" x 6'8" to 5'5")

A good sized single room.



FAMILY BATHROOM

With a traditional three piece suite consisting of low level WC, antique style pedestal wash basin and roll top bath with Victorian style mixer tap to shower attachment. Walls are half tiled there is an antique style radiator with towel rail attachment.



Outside

The property has relatively low maintenance gardens, an area of lawn with trees and shrubs to the front leading to a largely paved side and rear patio garden. A driveway provides parking and access to the underbuilt garage.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: D.

Please note that the owner of the property is an employee of Wilkinson Woodward and this is a declarable interest under The Estate Agents Act 1979.

DIRECTIONS

Leave Halifax along King Cross Street, merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. Fork right into the A646 Burnley Road, passing the apartments on your left hand side. Once reaching 422 Burnley Road turn right into a cobbled drive and into Orchard Close. Number 2 is straight ahead. Postcode: HX2 7LL.

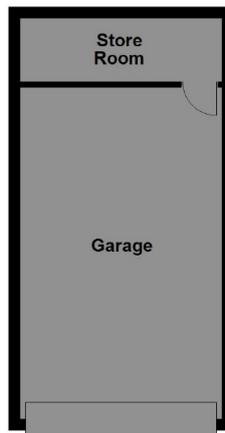
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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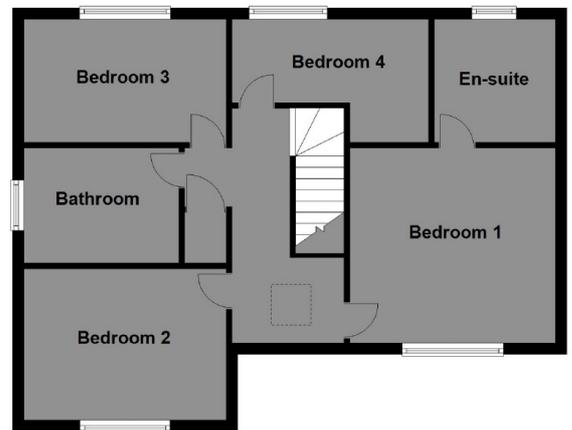
Lower Ground Floor



Upper Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.