



6 Pavilion View, Halifax, HX3 9FP

£695,000

Offered FOR SALE is this STUNNING executive DETACHED property with breathtaking views. Finished to the highest standard the accommodation comprises; Entrance hallway, utility, cloaks/w.c. and open plan lounge/dining/kitchen with doors leading out onto the balcony where you can enjoy the sublime views. Double bedroom off the lounge area. To the lower ground floor; landing, four bedrooms, main bedroom with walk in wardrobe and en-suite shower room and family bathroom. Garden to rear and plenty of off road parking to the front. The property has the benefit of Upvc double glazing and underfloor heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway

Composite obscure double glazed door and Upvc double glazed window to front. Staircase access to lower ground floor, alarm control panel and underfloor heating control. Tiled floor and doors to open plan living/dining/kitchen and utility;

Utility 2'11" x 6'2" (0.9 x 1.9)



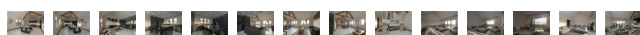
Control for underfloor heating, tiled floor. Wall and base units with granite worktop and splashbacks. Integrated 'Neff' washing machine and 'Lamona' dryer. Spotlights, loft hatch and xpelair extractor fan. Door to cloaks/w.c.;

Cloaks/w.c. 6'2" x 6'4" (1.9 x 1.95)



Two piece suite comprising low flush w.c. and sink with vanity unit. Tiled floor, part tiled walls and xpelair extractor fan. Spotlights and Upvc double obscure glazed window to front.

Open plan living/dining/kitchen 24'11" max x 41'9" max (7.6 max x 12.75 max)



The kitchen area has a range of wall and base units with granite worktop and splashbacks. 'Bosch' wine cooler, sink and drainer and integrated 'Neff' dishwasher. 'Neff' double electric oven and grill, integrated 'Bosch' freezer and 'Bosch' fridge. 'Neff'

induction hob with pull out extractor. Spotlights, xpelair extractor fan and Upvc double glazed window to front. Tiled floor, underfloor heating control panel. Arched roof with spotlights and exposed beams to ceiling. Two Upvc double glazed windows to rear, media wall with t.v. points and electric fire Double glazed concertina doors leading onto balcony and door to bedroom five;

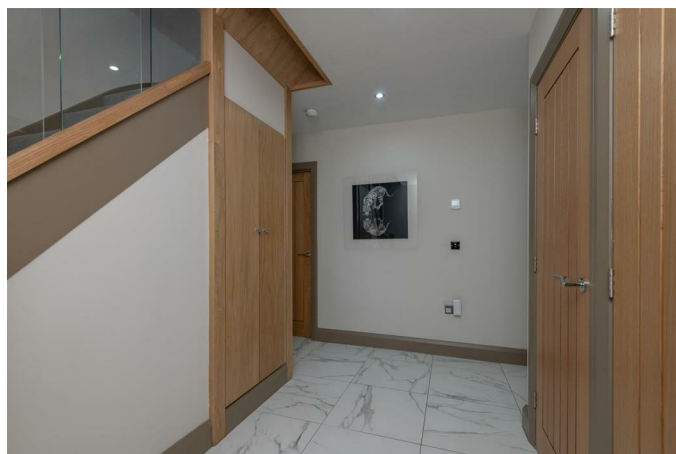
Bedroom Five 10'5" x 10'7" (3.2 x 3.25)



Double bedroom with ethernet points and Upvc double glazed window to front. Spotlights, two storage cupboards, one housing the 'Ideal' condensing boiler and cylinder. One housing the fusebox.

Lower Ground Floor

Landing



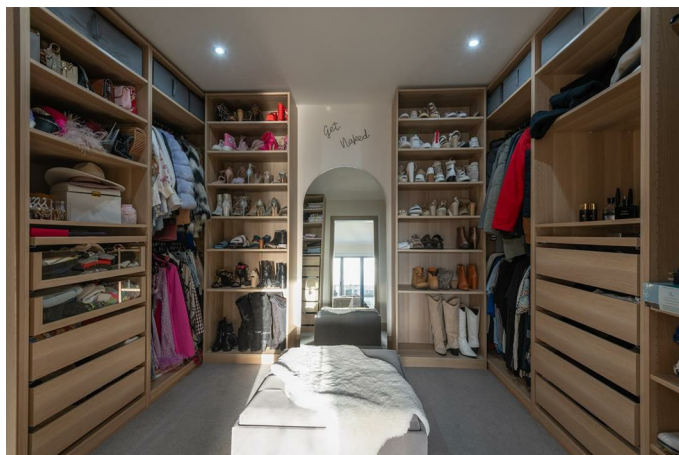
Tiled floor, spotlights and three storage cupboards. Alarm control panel and two underfloor heating controls. Composite obscure double glazed door with Upvc double glazed side panel to side. Understairs storage. Doors to bathroom and bedrooms;

Bedroom One 15'3" max x 18'8" max (4.65 max x 5.7 max)



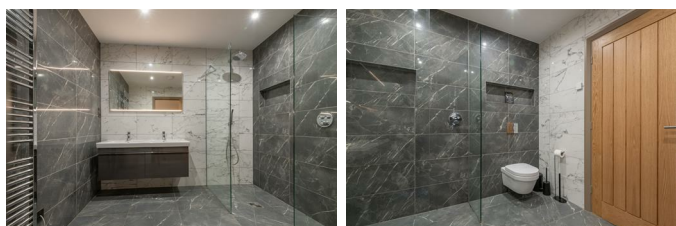
Double bedroom with underfloor heating control panel, spotlights and double glazed concertina door leading onto the garden. T.v. point and ethernet points. Opening to dressing room;

Dressing Room 9'2" x 11'9" (2.8 x 3.6)



Various fitted furniture and spotlights

En-suite Shower Room 8'4" x 8'8" (2.55 x 2.65)



Three piece suite comprising low flush w.c., double sink with vanity unit and shower with 'Grohe' mains waterfall and mixer shower. Tiled floor, fully tiled walls, underfloor heating control panel. Extractor fan, spotlights. Inset shelving, electric shaver point and illuminated sensor mirror. Chrome heated towel radiator.

Bedroom Two 11'1" x 11'1" (3.4 x 3.4)



Double bedroom with spotlights, t.v. point, ethernet points and Upvc double glazed window to rear.

Bedroom Three 9'2" max x 12'9" max (2.8 max x 3.9 max)

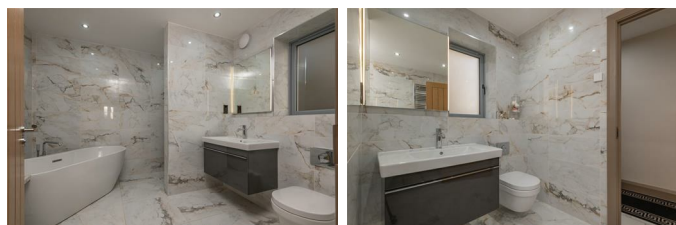


Double bedroom with t.v. points, ethernet points, spotlights and Upvc double glazed French doors leading onto the garden.

Bedroom Four 9'0" x 12'9" (2.75 x 3.9)

Double bedroom with spotlights, t.v. point, ethernet points and Upvc double glazed window to rear.

Bathroom 9'0" x 10'0" (2.75 x 3.05)



Four piece suite comprising low flush w.c. sink with vanity unit freestanding bath with floor standing tap and mixer shower and 'Grohe' mains waterfall and mixer shower. Inset shelving, spotlights extractor fan and illuminated sensor mirror. Chrome heated towel radiator, Upvc obscure double glazed window to side and electric shaver point. Chrome heated towel radiator, tiled floor and tiled walls.

External



To the front is a block paved driveway providing plenty of off road parking. External lights, outside socket and electric car charging point. Gas and electric meters. Access to side with external light. To the rear is a lawn garden with two patio areas. External lights, outside tap and outside socket. Composite decked balcony off the living area with glass balustrade where you can enjoy the views.

Parking

Driveway provides plenty of off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

B

Council Tax Band

F

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

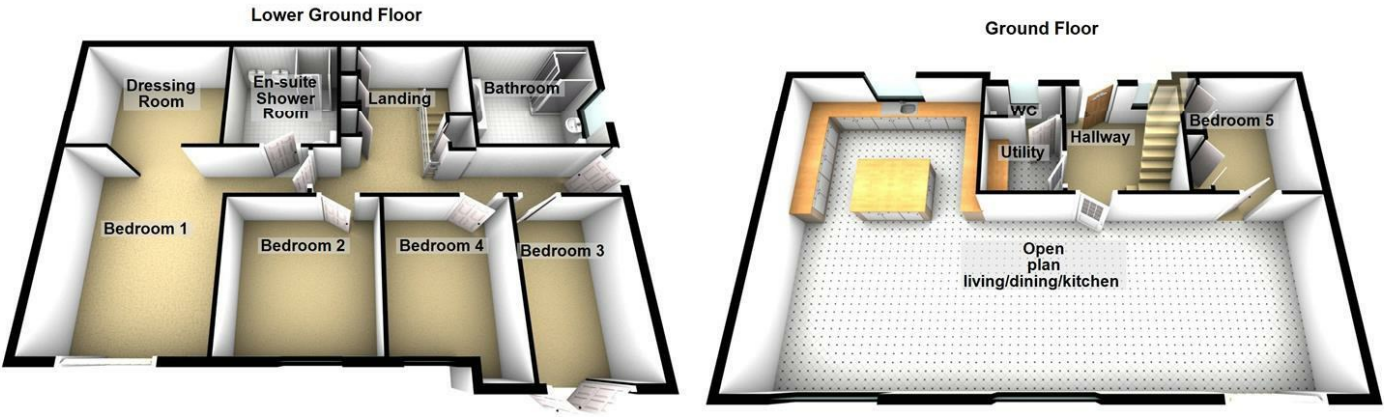
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

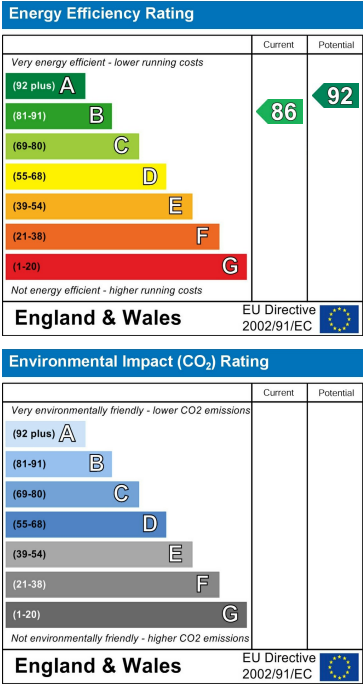
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.