



4 Sandal Magna, Halifax, HX3 7QD

**** LOVELY FAMILY DETACHED ** CUL DE SAC LOCATION ** SIMPLY MUST BE VIEWED **** Step inside this stunning detached property situated within this sought after area of SHELF HX3. The property boasts spacious accommodation throughout and briefly comprises: entrance hallway with cloakroom off, lounge, dining room and CONSERVATORY plus modern kitchen. FOUR BEDROOMS with master en-suite and family bathroom. Externally, are pleasant garden to the front side and rear with integral garage which will allow for conversion (subject to permissions). Well placed for many amenities, schools and commute to Halifax/Braford. Viewing is strongly advised

£375,000

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LOUNGE 13'4" x 16'4" (4.06m x 4.98m)

Feature fireplace housing gas fire and open arch to the dining room

DINING ROOM 11'5" x 12'2" (3.48m x 3.7m)

Laminate flooring and sliding patio doors to the conservatory

CONSERVATORY 10'6" x 9'8" (3.2m x 2.95m)

Great addition with laminate flooring and doors leading to patio seating area

KITCHEN 8'10" x 12'2" (2.7m x 3.7m)

Modern kitchen with a range of wall and base units. Worktops, sink and drainer. Freestanding range cooker, integrated slim line dishwasher, plumbing for washer and space for fridge freezer. Built in microwave and extractor

CLOAKROOM

Sink and W.C

FIRST FLOOR

MASTER BEDROOM 14'6" x 10'4" (4.42m x 3.15m)

EN-SUITE 8'7" x 5'3" (2.62m x 1.6m)

Shower cubicle, vanity sink and W.C

BEDROOM TWO 10' x 9'1" (3.05m x 2.77m)

BEDROOM THREE 10'9" x 9'3" (3.28m x 2.82m)

Fitted wardrobes

BEDROOM FOUR 9'8" x 9'3" (2.95m x 2.82m)

BATHROOM 5'7" x 8'3" (1.7m x 2.51m)

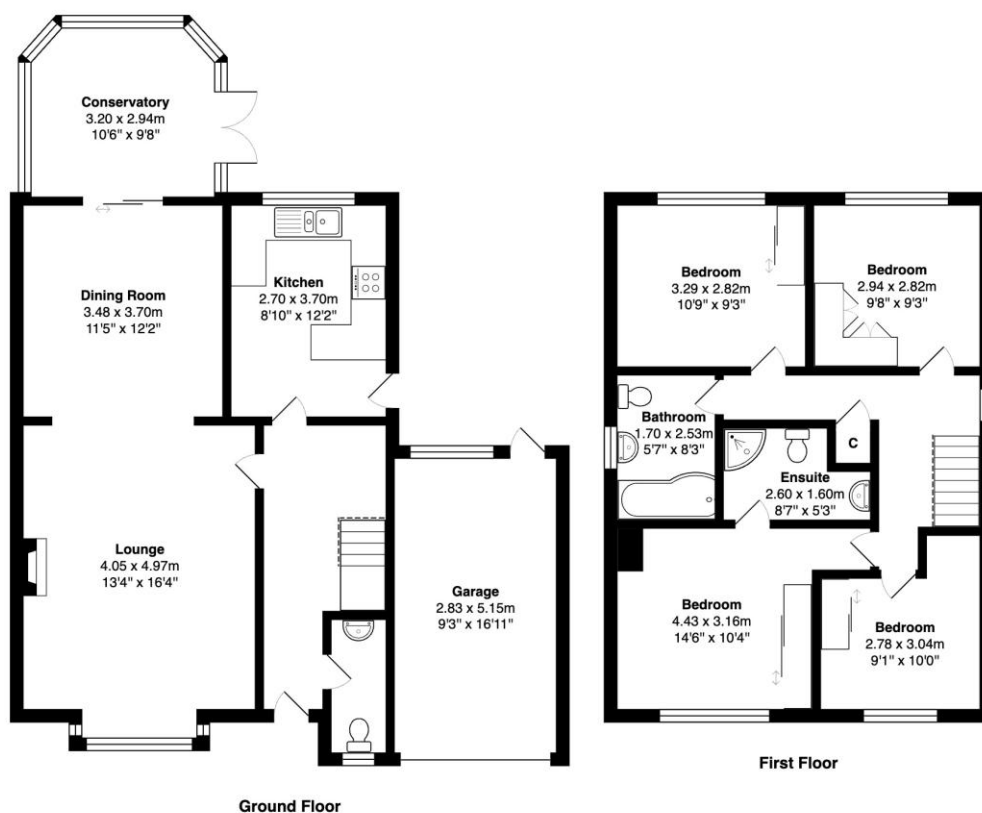
Modern, three piece bathroom with shower over bath, vanity style sink and W.C

OUTSIDE

Large plot with block paved drive leading to the garage (16'11 x 14'6). Pleasant gardens to front and rear, ideal for entertaining

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 138.7 m² ... 1493 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01274 601119
 wibsey@robertwatts.co.uk
 robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents
 @robertwatts_

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