









# 3 ADMIRAL WAY

HALIFAX | HX2 0SW

Situated on a quiet cul-de-sac in the popular residential location of Fountainhead village in the Wheatley valley, this spacious townhouse offers well-presented accommodation with the addition of off road parking, an integral garage and a fully enclosed rear garden.

The living accommodation is arranged over three floors offering great versatility of use and includes a spacious sitting room, a generously proportioned dining kitchen, three double bedrooms plus a ground floor snug / bedroom 4, as well as a family bathroom and two shower rooms.

Available with NO UPWARD CHAIN



## GROUND FLOOR

Entrance Hall  
Snug / Bedroom 4  
Integral Garage

## FIRST FLOOR

Sitting Room  
Dining Kitchen  
Shower Room

COUNCIL TAX BAND

C

## SECOND FLOOR

First Floor Landing  
Bedroom 1  
En-suite Shower Room  
Bedroom 2  
Bedroom 3  
Family Bathroom

EPC RATING

B



## INTERNAL

The property is entered into a spacious entrance hallway with staircase rising to the first floor. Located on the ground floor are a spacious snug/bedroom and a single integral garage.

The principal rooms are located on the first floor and comprise a spacious sitting room with French doors leading out into the garden and a dining kitchen housing a range of gloss base and wall units with timber effect worksurfaces. Equipment includes a single bowl Franke stainless steel sink, double oven with six-ring gas hob and filter canopy over, complemented by integrated appliances including a fridge, freezer, washing machine and dishwasher.

Completing the first floor accommodation is a three-piece shower room.

There are three double bedrooms located on the second floor with bedroom 1 benefiting from fitted wardrobes and an en-suite shower room. The bedrooms are complemented by a three-piece family bathroom comprising bath, low-flush WC and pedestal wash basin. There is loft access and a useful airing cupboard on the second floor landing.

## EXTERNAL

To the front of the property there is a tarmac driveway leading to the integral garage. To the rear of the property is a fully enclosed garden with stone flagged patio and level lawn, an ideal location for al fresco dining.

## LOCATION

The property is situated in the sought after residential area of Fountainhead Village in the Wheatley valley, just a short drive from the centre of Halifax and its extensive amenities. There are a number of primary and secondary schools nearby, and a doctor's surgery, shops and a local pub. The popular Shroggs Park is within walking distance and is host to one of the national free weekly Park Runs. There is a regular bus service close by and Halifax mainline railway station is two miles away providing direct access to Manchester, Leeds and London.

## SERVICES

All mains services. Gas central heating; boiler located in dining kitchen.  
UPVC double glazing.

**TENURE** Freehold

## DIRECTIONS

Approaching Halifax from Sowerby Bridge on the A58 take the first exit off the Burdock Way roundabout towards Keighley, then turn left at the traffic lights into Shroggs Road, turn right at the mini roundabout, keeping B&Q on your left. Take the next left into Hebble Lane and continue into Long Lane. Take the next left after Brackenbed Lane/City Lane, into Wood Lane. At the top of Wood Lane turn left into Doctor Hill and after passing Long Can Hall take the second left turn into Fountainhead Road, Admiral Way is the second right and number 3 is on the left.



Approximate Gross Internal Area  
1614 sq ft - 150 sq m







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