



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

The Paddock, Winterburn Lane
Warley, Halifax



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£797,500

LOCATED IN THE MUCH SOUGHT AFTER VILLAGE OF WARLEY, THIS OUTSTANDING HOME BOASTS A RECENTLY MODERNISED, ARCHITECT DESIGNED INTERIOR, INCLUDING FULL WET UNDERFLOOR HEATING, AIR-SOURCE HEAT PUMP, OVER-SIZED DOUBLE GARAGE AND MORE. THE FABULOUS INTERIOR IS COMPLEMENTED BY THE WRAPAROUND GARDENS WITH FAR-REACHING VIEWS UP AND DOWN THE CALDER VALLEY.

The social hub of the home is an open plan kitchen/dining/lounge area with a contemporary log burning stove, engineered ash wood flooring and a stunning fitted kitchen with corian worktop and a full range of Siemens integrated appliances.

The centre-piece staircase of steel, glass and ash rises from the ground floor to the second floor in an atrium flooded with natural light. The stylish house bathroom and ensuite to the master bedroom offer that touch of luxury, in addition to a ground floor suite of gym, sauna and sound-proofed music room. The property also benefits from a Lutron home automation system for lighting, blinds and security system.



The home has flexibility in its layout, for example, the gym could be re-purposed as it has planning permission for a new bi-fold door opening, and the movie room to the second floor could be utilised as a study.

Externally there is a generous driveway accessed through an electric gate with intercom, an abundance of block-paved parking and the oversized double garage with remote control doors. The wraparound gardens provide stunning open countryside views from all sides, which have been maximised by the breakfast terrace from the French doors, leading to the upper sun deck, and the south facing alfresco dining area. In addition, there is a built-in stone potting shed at the end of the property.

Location

Warley is a beautiful conservation village on the edge of Halifax, sitting atop the Calder Valley. The village has a primary school, cricket club, rugby union club, and the locally renowned Maypole Inn at its centre.

Local railway stations are just a few minutes' drive away, or by one of the plentiful taxis, with direct links to Manchester, Leeds & London.

WHAT3WORDS

///hoops.upwardly.places

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

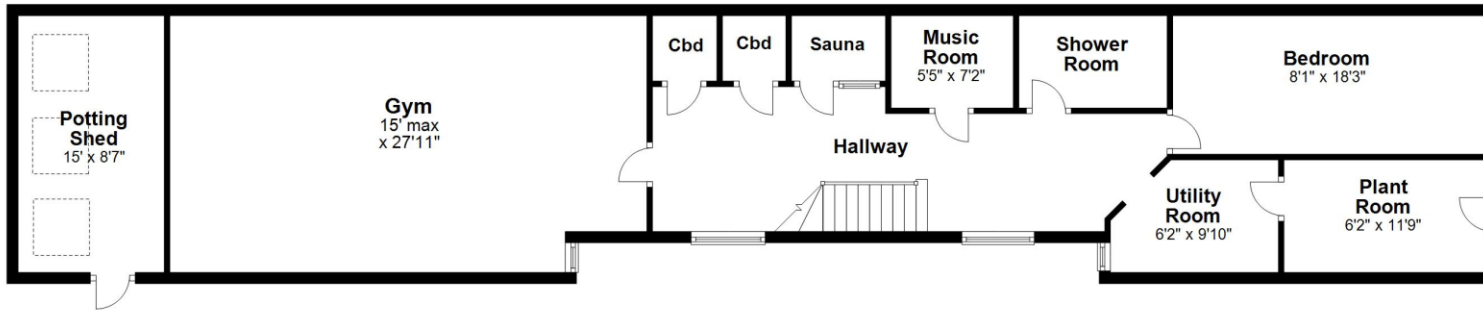
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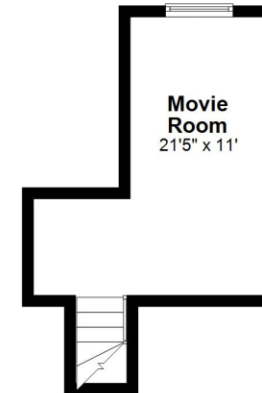
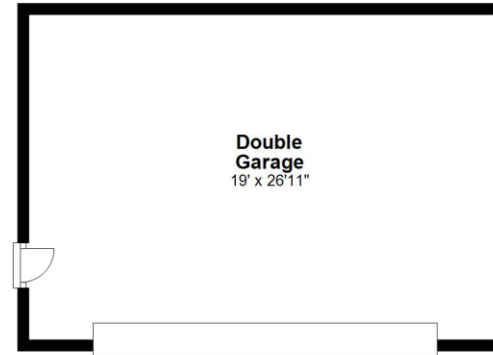
Ground Floor

Approx. 1722.5 sq. feet



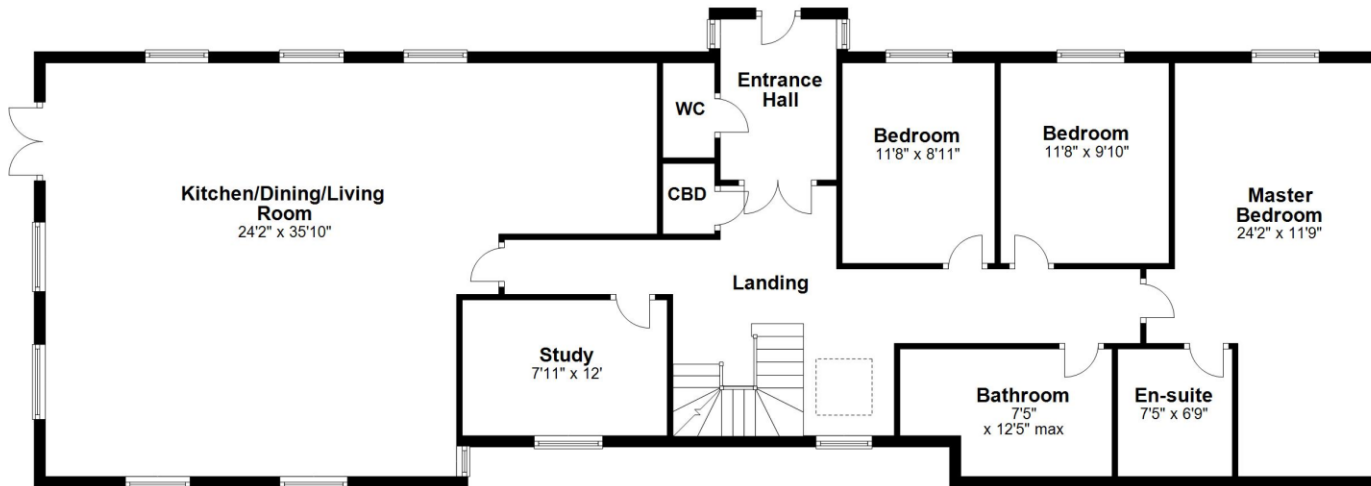
Second Floor

Approx. 174.5 sq. feet



First Floor

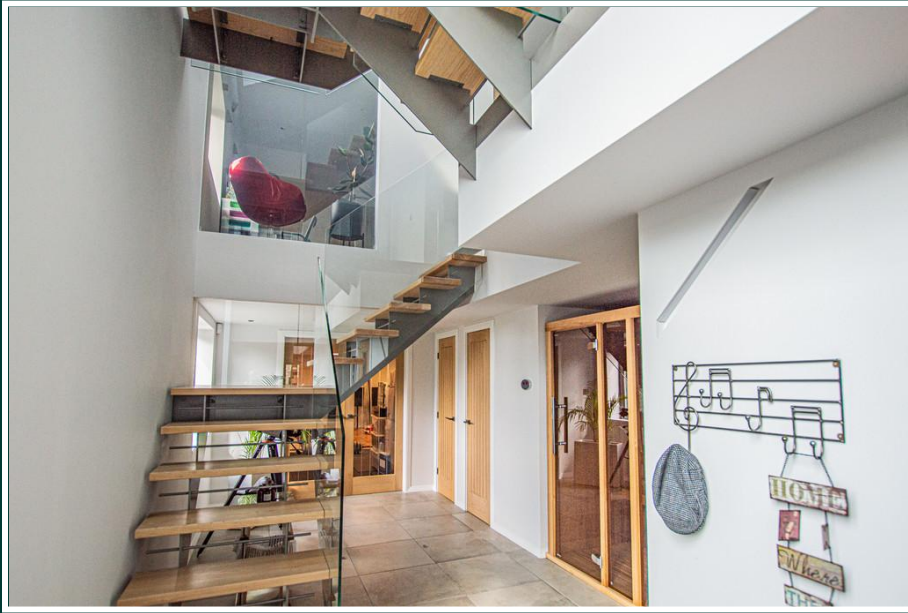
Approx. 1834.9 sq. feet



Total area: approx. 3731.9 sq. feet

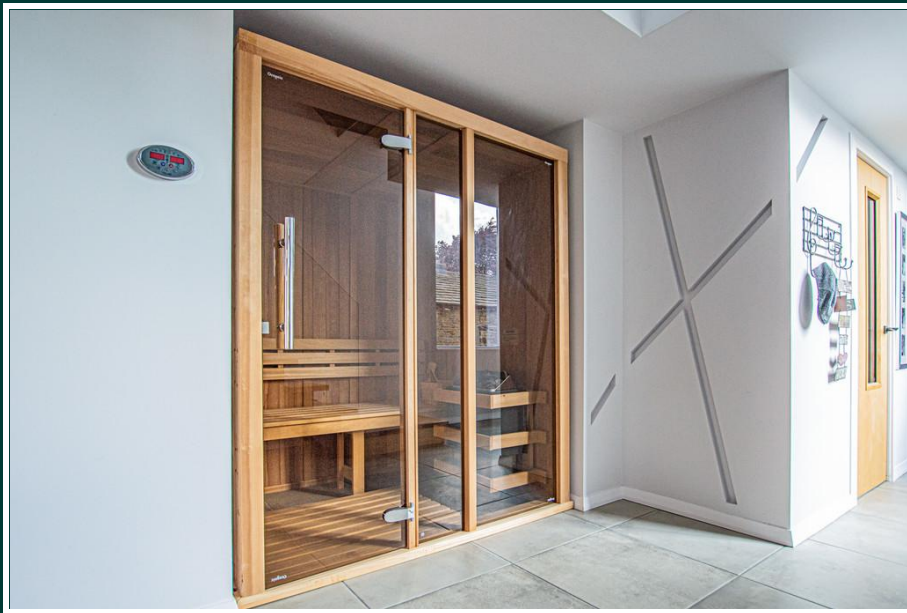
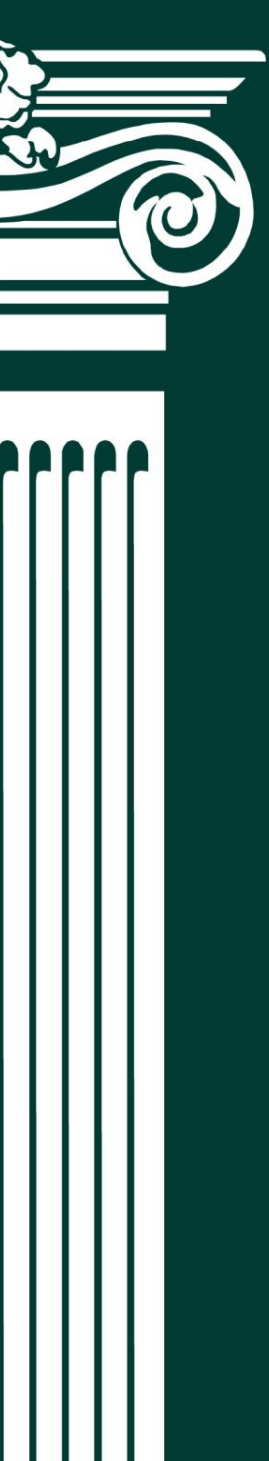


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Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org

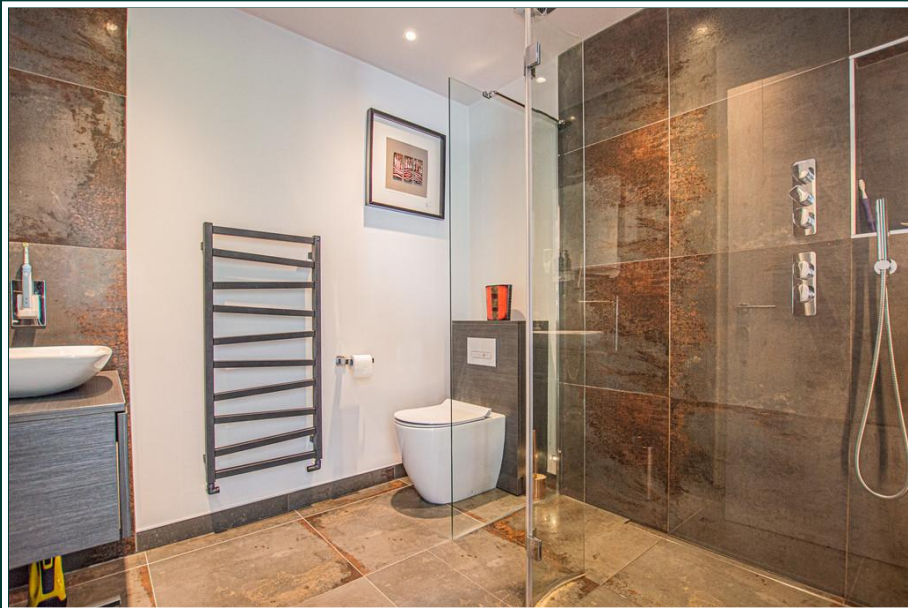


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