





Riverdale, Luddendenfoot, Halifax

Offers In Region Of £645,000

RIVERDALE IS A BREATHTAKING THREE-BEDROOM DETACHED FAMILY HOME, EXPERTLY RENOVATED TO THE HIGHEST STANDARDS. THIS ELEGANT RESIDENCE SHOWCASES BEAUTIFULLY PRESENTED INTERIOR DESIGN, FEATURING SPACIOUS LIVING AREAS AND AN EXTENDED KITCHEN/LIVING SPACE THAT INVITES BOTH COMFORT AND STYLE. NESTLED IN THE CHARMING VILLAGE OF MYTHOLMROYD, HALIFAX, THIS PROPERTY ENJOYS A PRIVATE SETTING WHILE REMAINING CONVENIENTLY CLOSE TO MAJOR TRANSPORT LINKS, SHOPS, AND THE VIBRANT TOWN CENTER OF HALIFAX. WITH EASY ACCESS TO A NEARBY TRAIN STATION OFFERING SERVICES TO LONDON, LEEDS, AND MANCHESTER, GRAND RIVERDALE PERFECTLY BLENDS TRANQUILITY WITH ACCESSIBILITY.

ENTRANCE HALL

Upon entering, you are greeted by a stylish entrance hall adorned with exquisite travertine marble floor tiles that exude elegance and warmth. The space features a wall-mounted designer radiator in a striking graphite grey, complementing the aesthetic beautifully. An exposed brick wall adds character, while double fronted glass doors lead seamlessly into the open living room and kitchen area. A convenient walkway guides you to the downstairs utility room, a cozy snug, and a modern shower room. The stunning staircase invites you to the first floor, enhancing the home's sophisticated charm



UTILITY/BOOT ROOM

The Utility/Boot Room is an incredibly practical space designed for boot and coat storage, ensuring organisation and convenience. This room features beautiful travertine marble floors that extend the home's luxurious aesthetic. It is equipped with floor and wall-mounted kitchen storage units that harmonise perfectly with the rest of the property. The room provides space for a washing machine and includes a sleek butler sink topped with a stylish chrome mixer tap. Additionally, the solid granite worksurface offers both durability and elegance, making this utility area both functional and visually appealing.

THE SNUG

The Snug is a beautifully designed retreat featuring warm wooden flooring and UPVC double-glazed windows adorned with elegant plantation shutters. These windows provide captivating views of both the front and side of the property, as well as breathtaking vistas over the valley. The cozy space is enhanced by a stylish wall-mounted designer radiator in graphite grey, and a stunning fireplace that showcases a charming woodburning stove set against a stone hearth with a graceful wooden mantle. This snug room invites relaxation and offers the perfect setting for intimate gatherings.

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SHOWER ROOM

Shower Room features sleek vinyl-tiled flooring and a spacious walk-in shower cubicle equipped with a thermostatic-controlled mixer shower, offering both a rainfall showerhead and a convenient handheld attachment. The elegant tiled splashback adds a touch of sophistication to the space. A striking freestanding designer wash basin with a waterfall chrome mixer tap is complemented by generous storage underneath. The room also includes a low-level flush WC and a high-powered extractor fan, ensuring both functionality and style in this modern oasis.

GUEST SUITE

Currently serving as a charming guest suite, this beautiful bedroom boasts elegant wooden flooring and a UPVC window that frames picturesque views of the side of the property. A cosy fireplace, currently showcasing an electric fire, is enhanced by a classic wooden mantle, adding warmth and character to the room. Exposed beams further elevate the rustic charm, while another UPVC window offers stunning views of the front of the property, complete with stylish plantation shutters. This inviting space also features a composite door that provides direct access to the front of the home, making it a versatile option that could easily function as an annex or even be rented out via Airbnb, should you choose.



KITCHEN/DINER

This vibrant kitchen serves as the heart of the home, featuring stunning travertine marble tiled floors and ample space for a variety of furnishings. The impressive kitchen area boasts a range of floor and wall-mounted storage units, complemented by solid granite work surfaces that exude sophistication. It is equipped to accommodate essential appliances, including a dishwasher and integrated fridge freezer, as well as convenient storage drawers. The room is further enhanced by stylish large-style storage units. With double-aspect views of both the side and rear of the property, it benefits from abundant natural light through double-glazed UPVC windows and an expansive set of double-glazed aluminium sliding French doors. A one-and-a-half bowl sink with a modern chrome mixer tap completes this delightful space, making it perfect for both cooking and entertaining.

PANTRY

This highly functional pantry features elegant travertine marble flooring and floor and wall-mounted kitchen units that seamlessly match the main kitchen design. It includes an integrated wine fridge and additional space for a drinks fridge, making it perfect for entertaining. Solid granite work surfaces provide an excellent separate preparation area, while abundant storage ensures all your essentials are organized. The pantry also boasts a practical creel, ideal for drying clothes, and accommodates a large pressurized cylinder along with other essential utilities. This versatile space combines convenience with style, enhancing the overall functionality of the home.

LANDING

The hallway features inviting carpeted flooring, providing a warm and cosy atmosphere. Elegant doors open to the bedrooms and bathroom, effortlessly connecting the private spaces of the home while maintaining a sense of comfort and accessibility.

PRINCIPAL BEDROOM

This is the principal bedroom, offering ample space for a large bed and an inviting seating area that provides stunning views through double-glazed windows overlooking neighbouring fields and the picturesque countryside. Plantation shutters add a touch of elegance, while an original fireplace enhances the room's character. The bedroom features two sets of fitted wardrobes for convenient storage, along with an additional UPVC window that showcases views of the extension with its beautiful living roof. Two designer graphite period-style radiators add warmth and sophistication, complemented by exposed beams and stylish spotlights that illuminate the space. This bedroom perfectly combines comfort, charm, and a connection to the natural surroundings.

BEDROOM

This secondary double room features plush carpet flooring and a designer graphite period-style radiator, creating a cozy atmosphere. The UPVC window offers lovely views of the front property, while exposed beams add a charming architectural detail. Stylish spotlights provide ample lighting, enhancing the room's appeal. Additionally, a convenient loft hatch allows for easy access to storage options above, making this room both functional and inviting.

BATHROOM

This beautifully designed bathroom features stylish vinyl-style flooring and a spacious walk-in shower cubicle equipped with a thermostatic control mixer shower and a luxurious rainfall showerhead. A stunning freestanding designer wash basin with a sleek chrome mixer tap and a convenient storage shelf underneath adds a modern touch. The elegant roll-top bath invites relaxation, while the low-level flush WC ensures functionality. Complementing the design is a wall-mounted period-style towel rail and a mirrored cupboard for added convenience. A frosted glass UPVC window at the rear of the property allows natural light to filter in, enhancing the overall brightness and appeal of the space.

DOUBLE GARAGE AND GARDEN ROOM

This impressive double garage features a space-saving roller door for easy access and maximizes functionality. Above the garage, you'll find a delightful garden room complete with a sun terrace, perfect for soaking up the sun and enjoying stunning views. This versatile space can be tailored to your needs, whether as a home office, gym, or stylish bar. It offers an ideal setting to relax, unwind, and take in the beauty of your surroundings, making it a truly fantastic addition to the property.

EXTERIOR AND GROUNDS

At the front of the property, a spacious driveway provides parking for up to four vehicles, complemented by a detached double garage featuring an electric roller door for added convenience.

On the side, a charming Indian sandstone terrace offers the perfect spot to bask in the sun or gaze at the stars, seamlessly connecting to the garden room located above the garage.

The rear of the property boasts a beautifully landscaped garden designed across three distinctive levels. The Indian sandstone terrace is ideal for alfresco entertaining, while the additional two levels showcase mature trees and vibrant shrubs that enhance the natural beauty of the space. This enchanting garden wraps around the property and includes a cobbled terrace and gravel stone area on the opposite side. Additionally, a greenhouse and two useful sheds provide ample storage and gardening options, making this outdoor area a tranquil retreat for relaxation and enjoyment.

ADDITIONAL INFORMATION

Council Tax: TBC

EPC: TBC

Tenure: TBC

Parking: Off Road Paring

UTILITIES

Gas: TBC

Electric: TBC

Water:

Heating:

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

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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