



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

New Laithe
Holywell Green, Halifax



New Laithe

Holywell Green, Halifax

Offers In Region Of £400,000

NESTLED IN A PICTURESQUE COUNTRYSIDE SETTING, NEW LAITHE IS A CHARMING HAMLET ADORNED WITH CLASSIC STONE COTTAGES AND STUNNING PANORAMIC VISTAS. THIS EXQUISITE FOUR-BEDROOM COTTAGE BOASTS IMPECCABLE PRESENTATION AND IS PRIMED FOR IMMEDIATE RESIDENCY. THE HEART OF THE HOME, THE COUNTRY KITCHEN, SHOWCASES A STRIKING CENTRAL ISLAND, ADDING TO ITS ALLURE. CONVENIENT PARKING FOR TWO TO THREE CARS IS AVAILABLE AT THE FRONT, COMPLEMENTED BY A SEPARATELY ACCESSIBLE GARAGE. SITUATED ON THE OUTSKIRTS OF OUTLANE, RESIDENTS ENJOY EASY ACCESS TO SPRAWLING COUNTRYSIDE AND SEAMLESS CONNECTIVITY VIA THE NEARBY M62, PROVIDING EFFORTLESS TRAVEL TO BUSTLING HUBS LIKE LEEDS AND MANCHESTER.

Nestled in a picturesque countryside setting, New Laithe is a charming hamlet adorned with classic stone cottages and stunning panoramic vistas. This exquisite four-bedroom cottage boasts impeccable presentation and is primed for immediate residency. The heart of the home, the country kitchen, showcases a striking central island, adding to its allure. Convenient parking for two to three cars is available at the front, complemented by a separately accessible garage. Situated on the outskirts of Outlane, residents enjoy easy access to sprawling countryside and seamless connectivity via the nearby M62, providing effortless travel to bustling hubs like Leeds and Manchester.



Entering the property to the ground floor, a welcoming entrance hall leads into the kitchen. Having been remodelled by the current owners, this stunning hub of the home captures the traditional charm of the property twinned with modern luxuries. A central island creates breakfast bar with seating for three stools whilst there is room for a range of appliances such as range style oven, American fridge freezer, dishwasher and Washing machine. To the rear aspect is a spacious living room with Hardwood patio doors opening to the rear garden, traditional features such as exposed beams and stunning fireplace with wood burning stove. To the first floor are three bedrooms, two being double and one single room which is currently utilised as a home office. The first floor enjoys a pleasant rural outlook in all directions. Completing the first floor is the family bathroom which comprises a three piece white suite with partially tiled walls. Stairs then lead to a second floor master suite with fabulous features, ensuite bathroom and dressing room. Externally, a private lane provides access to the property with stone paved parking area allowing parking for two to three vehicles, accessed over the neighbours property is a detached single garage. To the rear, an enclosed garden which is mainly laid to lawn backs onto open fields, with access lane

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band TBC

EPC: TBC

What3Words: snippet.servants.utensil

Parking: On Drive and garage

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

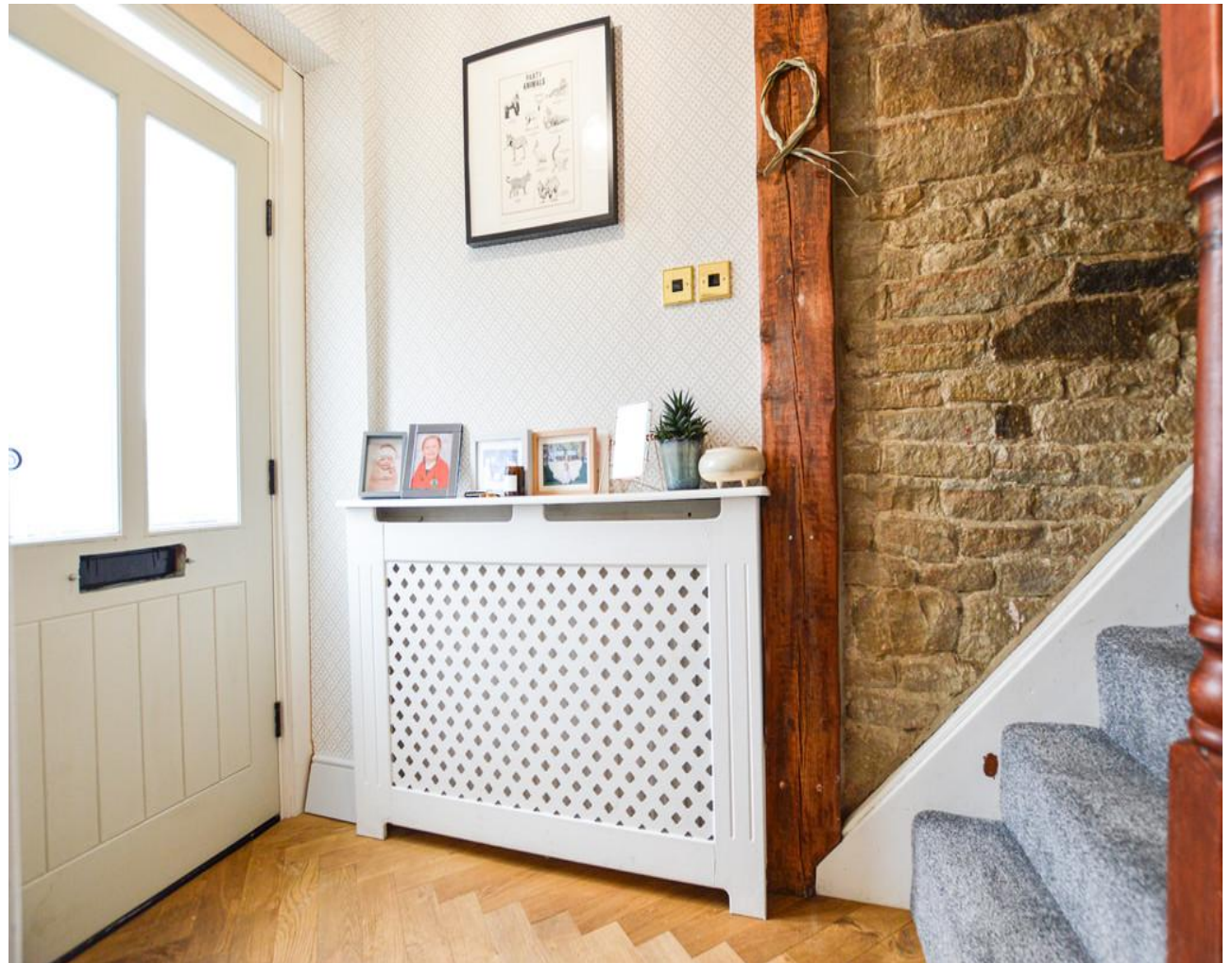
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

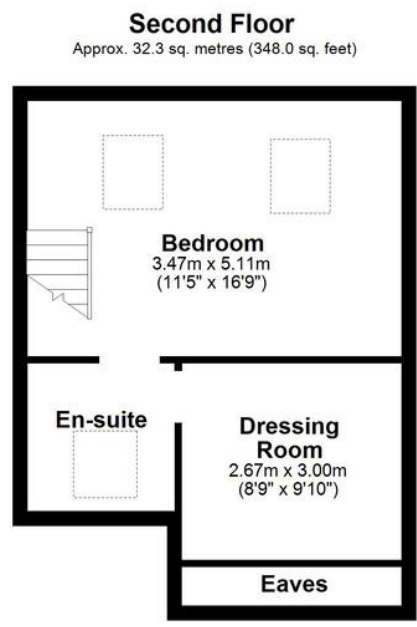
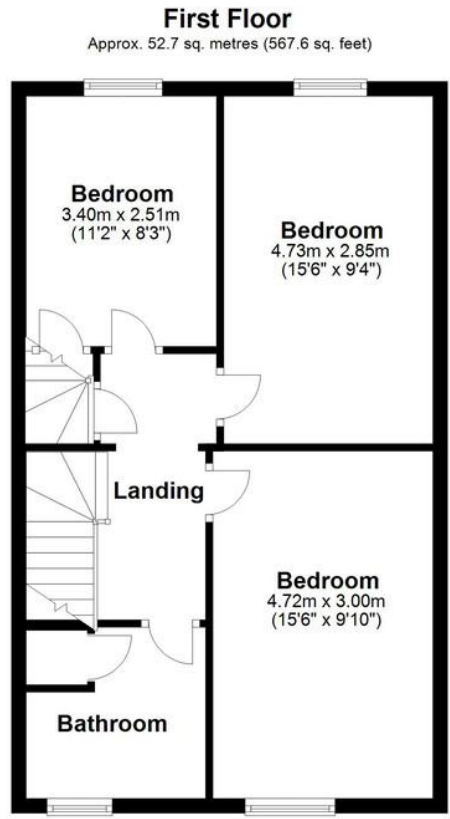
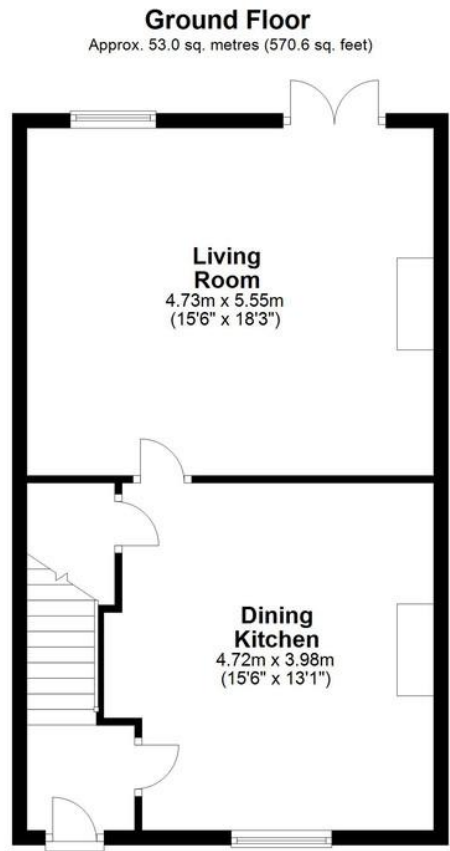
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 138.1 sq. metres (1486.2 sq. feet)



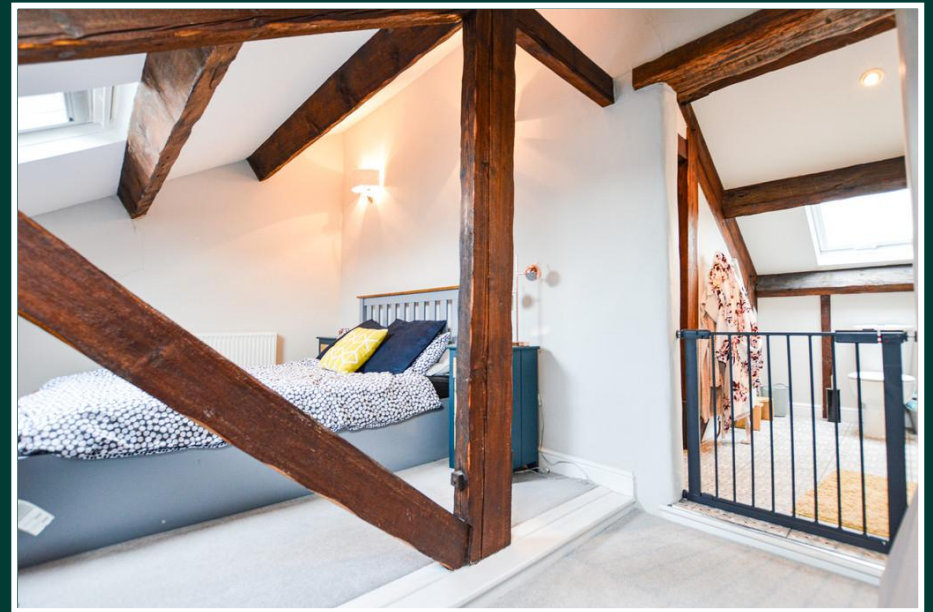
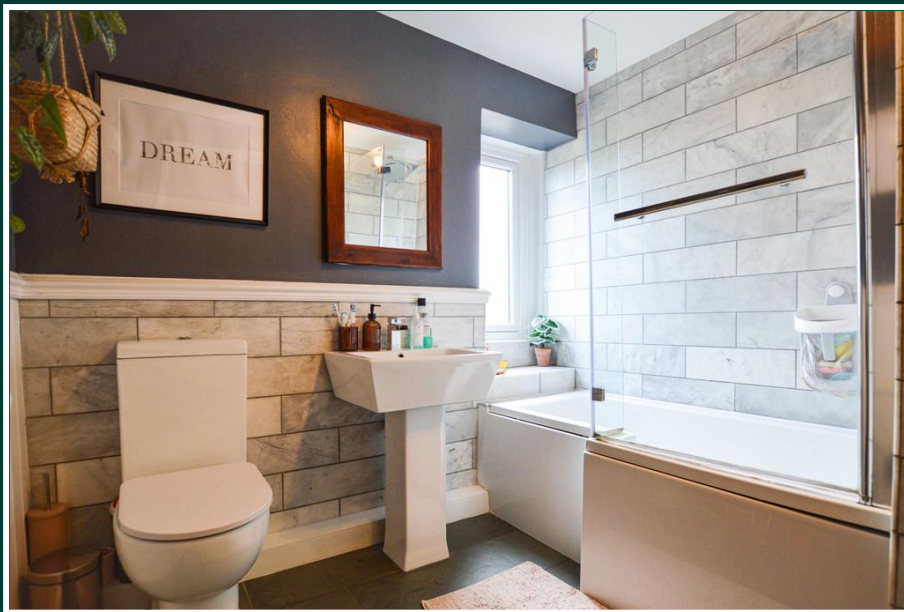


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org