



## The Woods Knowle Top Road, Halifax, HX3 8SW

£595,000

- Five-bedroom Detached.
- Sought-after Location - Lightcliffe.
- Modern, Fixtures & Fittings.
- Unique Property - One of a kind.

# The Woods Knowle Top Road, Halifax HX3 8SW

The Woods - A true architectural gem that stands out among the rest. Completed in 2019, this unique, one-of-a-kind property boasts an exquisite design and offers an unparalleled living experience. Comprising of five spacious and well-appointed bedrooms, open-plan kitchen diner with state-of-the-art appliances. Built with a touch of local charm, the Yorkshire Stone construction not only adds character but also ensures the property's long-lasting durability. The property is nestled in the picturesque village of Lightcliffe, offering far-reaching views towards Lightcliffe Golf Club.



Council Tax Band: F



#### Location.

Situated in a prominent position in Lightcliffe. This show-stopping home is within easy access to local renowned schools, shops and other amenities. The M62, junction 26 is approx a 10/15 minute drive away, therefore ideal for commuting between Leeds, Bradford & Manchester.

#### Entrance.

Leading from the private drive to the entrance hall. Ample storage needs for shoes and coats. Setting the tone for the property with its warmth and comfort with a double-width hallway leading to the first-floor landing.

#### Kitchen/Diner.

The kitchen/dining room enjoys a social ambience and lends itself perfectly to modern living, fitted with a selection of integral appliances including Neff twin head height oven, Microwave and Five gas ring Neff stove, and an integrated dishwasher and wine fridge.

A comprehensive range of wall and base-level units that provide ample storage options with solid quartz tops. A separate large detached kitchen island that can accommodate four bar stools.

#### Dining Area.

A private dining area can accommodate a large dining table with a range of seating options. Access to the rear lawn via Bi-folding doors.

#### Utility Room.

Separate utility store/pantry with plumbing for a washer/dryer. Additional worktop space with access to the side of the property.

#### Guest W.C

Downstairs W.C. with low-level flush W.C. and wash hand basin.

#### Lounge.

A spacious family lounge that can accommodate large free-standing lounge furniture, such as twin sofa sets, coffee table and media unit. Separate feature log-burning stove and fireplace create a cosy and elegant ambience. Sash windows are situated towards the front of the property with a fitted shaker design seating.

#### First Floor Landing.

Leading to bedrooms, one, two, three, four and the house bath and shower room. Spacious landing with feature window adding further character to the home. Separate armchair with free-standing furniture.

#### Bedroom One - Principal.

Carpeted principal master bedroom that can accommodate a super king-sized bed, bedside tables and free-standing bedroom furniture. Leading to the en-suite shower room.

#### En-suite.

Separate shower en-suite with walk-in shower unit, low level flush WC and wash hand basin with additional underfloor heating.

#### Bedroom Two.

A carpeted double-sized bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture.

#### Bedroom Three.

A carpeted double-sized bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture.

#### Bedroom Four.

A carpeted double-sized bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture.

#### Main Bathroom.

Stylish and spacious tiled house bathroom. Comprising of a feature free-standing bath with a separate large walk-in shower unit. Stylish vanity unit and low-level flush W.C. with additional underfloor heating.

#### Second Floor Landing.

Separate access to the top floor principal suite.

#### Principal Suite.

A luxurious principal bedroom suite. This exceptional space offers privacy and comfort with spacious living accommodation. This room can accommodate a queen-sized bed with bedside tables. Walk-in wardrobes and private dressing area. Separate spacious en-suite shower room with plumbing for a walk-in shower unit, low-level flush W.C. and wash hand vanity unit. Feature window with views towards Lightcliffe Golf Club.

#### External.

The property benefits from a private drive for multiple cars. Wrap-around access via a side gate to the rear lawn and patio seating area. Private rear garden ideal for al-fresco dining. Established planters with wrap-around fence and wall.

#### Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





