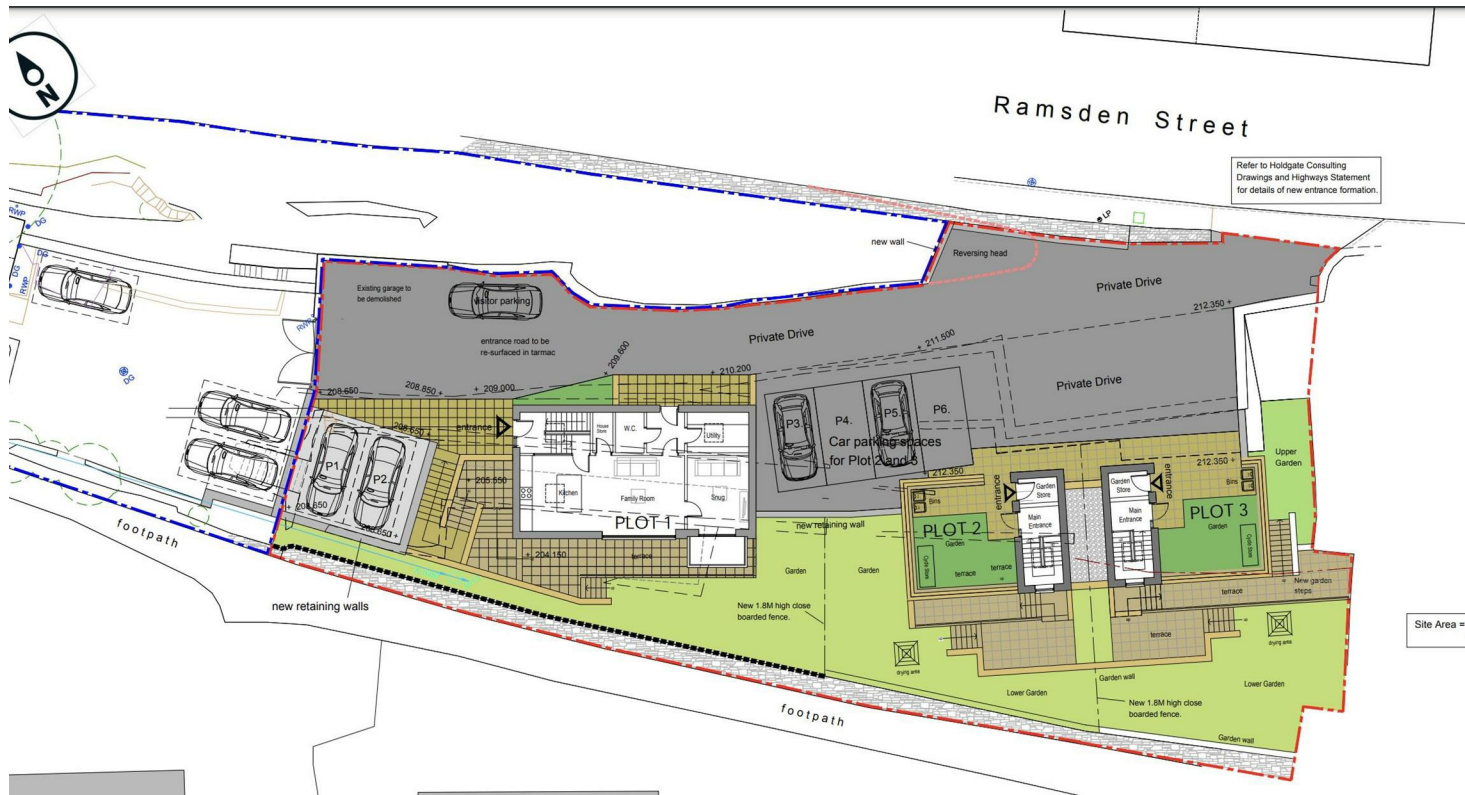




## Land at Quarry House Ramsden Street, Halifax, HX3 5JB

Offers Over £399,950

# Land at Quarry House Ramsden Street, Halifax HX3 5JB

Rare investment opportunity with approved FULL planning for three detached dwellings on an expansive plot, along with an ideal four bed detached family home. The development includes one spacious 1,750 sq. ft. home (Plot 1) and two additional dwellings each just under 1,300 sq. ft. (Plots 2 & 3), all designed to provide a modern lifestyle with two private parking spaces and balconies that capture the scenic valley views.

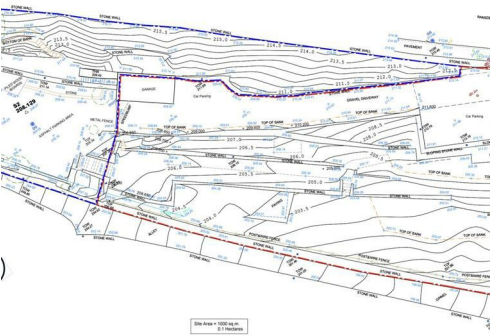
The plot's significant acreage provides ample room for private access, secure parking, and the flexibility to create three unique homes within a sought-after, natural setting. With planning approval in place, this land is primed for immediate development, making it a compelling choice for investors and developers aiming to deliver high-quality new-build homes in an idyllic location.

Planning Reference 24/00149/FUL

The main house offers high ceilings, solid oak flooring, and a blend of modern and traditional features, including a large U-shaped kitchen with integrated appliances, a cozy lounge with a working fireplace, a versatile games room, and four double bedrooms. Key highlights include a brand new state of the arch Heat Pump, a luxurious master bedroom, en-suite bathrooms, and a



Council Tax Band: E



QUARRY HOUSE

Entrance

A grand approach along a private drive leads to the main entrance, where solid oak flooring welcomes you in style. From here, access flows seamlessly into the kitchen, utility room, lounge, and games room.

Kitchen

Featuring elegant natural stone flooring, this spacious U-shaped kitchen is equipped with integrated appliances, including a fridge, range-style cooker, extractor fan, washing machine, and dishwasher. With ample worktop space and a dedicated storage room, it’s both stylish and highly functional.

Lounge

The lounge offers high ceilings, solid oak flooring, and room for a large family sofa and media unit. A fully functional fireplace adds charm and warmth, with windows offering scenic views of the property’s side grounds.

Occasional Room

Currently set up as a vibrant games room with space for a pool table and seating, this room has high ceilings and large windows, filling the space with natural light. Alternatively, it could be adapted as a serene quiet room or formal reception area.

First Floor Landing

A carpeted landing with Velux windows provides an airy transition to four double bedrooms and the house bathroom.

Bedroom One

This spacious double bedroom is carpeted, with a feature fireplace and views overlooking the front of the property. There’s ample space for freestanding furniture, adding comfort and flexibility.

House Bathroom

A four-piece family bathroom, complete with a freestanding bath, overhead shower, low-level flush toilet, and wash hand basin.

Bedroom Two - Master Bedroom

This super king-sized master bedroom offers plush carpeting, a striking feature fireplace, and generous space for additional furniture. The front-facing window

provides lovely views of the property.

Bedroom Three

A carpeted double bedroom with its own private en-suite.

En-Suite

Includes a corner shower cubicle, wash hand sink unit, and low-level flush toilet.

Bedroom Four

Another carpeted double bedroom, featuring a charming fireplace and ample space for freestanding furniture. This room also leads to a private dressing room and en-suite.

Dressing Room

A flexible space ideal for a dressing table or workspace, leading directly to the en-suite.

En-Suite

Equipped with a corner shower cubicle, low-level flush toilet, and wash hand basin.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may 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.







Total area: approx. 190.2 sq. metres (2047.7 sq. feet)

