



The Old Court, Smithfield Avenue, Halifax, HX3 8HZ

£675,000

Smithfield Avenue, Halifax HX3 8HZ

Nestled at the end of a private, secure cul-de-sac, this impressive contemporary detached home offers over 2,000 sq. ft. of luxurious living space. With its exclusive feel, high-quality finishes and thoughtful design, this 4-bedroom, 3-bathroom property blends style with functionality. It also boasts modern, high-tech features including a surround sound system, solar-powered automatic blinds and a Ring security system for added convenience and peace of mind.

 4  3  null  B

Council Tax Band: F



Upon entering, you're greeted by a striking full-height glass and oak staircase, framed by a glazed gable and a large feature window that bathes the hallway in natural light. Off the entrance is a cozy snug and a convenient WC, before opening up into the expansive, open-plan living, kitchen and dining area. The space is designed for both relaxation and entertaining, with two sets of bi-fold doors leading to the rear patio and garden. Solid wood flooring flows throughout, enhancing the warmth and elegance of the home.

The kitchen features sleek black quartz worktops, integrated Neff appliances, including triple ovens and a recessed extractor hood over the central island. A utility room, with access to the rear garden and double garage, adds practical functionality to this well-equipped space.

The living area is a focal point, with a woodburning stove and a recessed TV space, offering the perfect spot to unwind. A door leads back to the hallway, keeping the layout open and connected.

On the second floor, the master suite is a true sanctuary, with a generous dressing area and ensuite shower room. The bedroom overlooks the front of the property and the innovative blinds pull up from the bottom for added privacy while still allowing for views from the bed.

There are two additional double bedrooms at the rear of the property, one with an ensuite and the other with built-in wardrobes. A family bathroom and a fourth bedroom, currently configured as a spacious walk-in dressing room, complete the upper level.

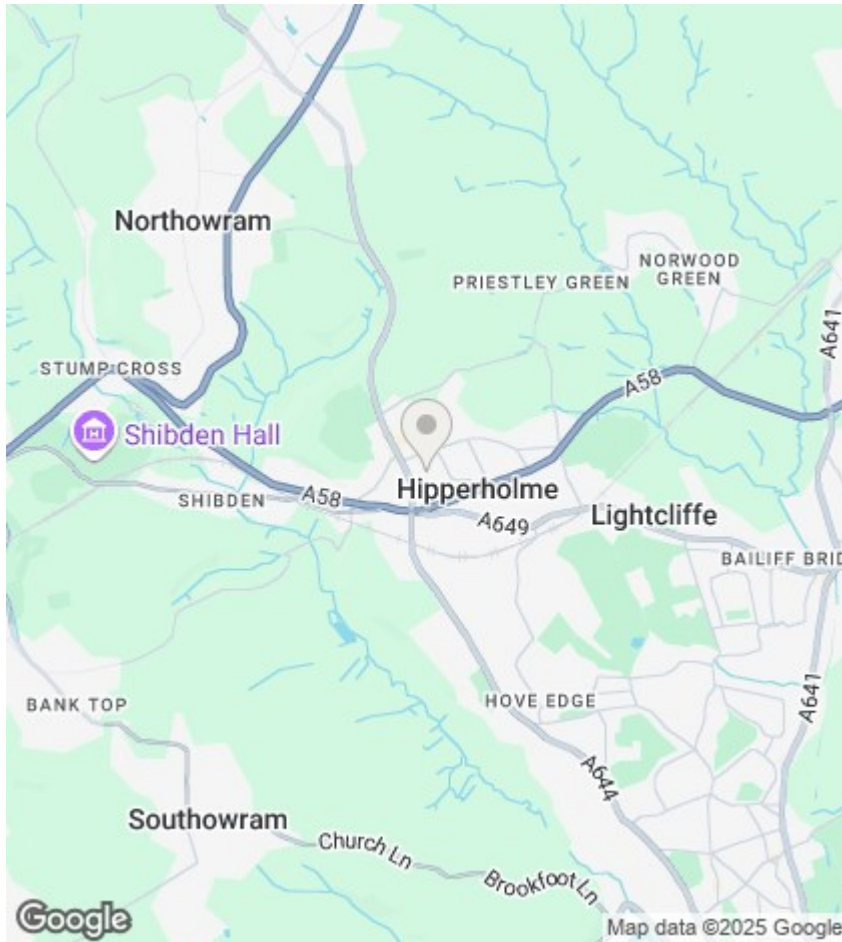
Set on a private drive shared by just two homes, the property enjoys total seclusion. The fully enclosed rear gardens are perfect for children and pets, featuring a stone patio area at the lower level, with a terraced grassy space above, surrounded by mature trees and shrubs.

The location is ideal for those seeking both privacy and convenience, with easy walking access to Hipperholme's amenities, including the highly regarded Grammar School. The property also offers excellent commuter links to the motorway network, making it perfect for those who need to balance a tranquil home life with accessibility.

Agents 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.



Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

