



## 43 Kell Lane, Stump Cross, Halifax, HX3 7AY

Offers Over £525,000

- Breathtaking Valley Views
- Two Spacious Lounges with Balcony or Patio Access
- Private Decks & Outdoor Areas
- Flexible Multi-Level Layout
- Four Large Double Bedrooms
- Detached Garage & Storage
- Modern Kitchen with Island
- Stylish Bathrooms & Ensuites
- Prime Location Near Shibden Valley & Halifax



# 43 Kell Lane, Halifax HX3 7AY

Flexible Family Home within a Private Setting Featuring Stunning Shibden Valley Views.

Tucked away from the road with a private entrance, this beautifully presented home offers uninterrupted rural views over the breathtaking Shibden Valley from almost every room. A rare opportunity to enjoy countryside living within easy reach of Halifax, Brighouse, Leeds, and scenic local spots like Shibden Park and the historic Shibden Mill Inn.



Council Tax Band: E



This is a home specifically designed to celebrate its incredible surroundings. Flexible layout over several levels, ideal for families, home-working or multi-generational living. Multiple French doors and balconies to take in the spectacular valley vistas. Whether you're enjoying a morning coffee on the balcony, cooking with valley views, or relaxing in one of the many spacious living areas, you'll always be connected to the landscape around you.

#### UPPER ENTRANCE LEVEL:

Step into a light-filled hallway with a cloakroom cupboard and stylish shower room, leading through to the heart of the home – a contemporary kitchen-diner which features: Gloss units in two shades of grey and quartz worktops add modern elegance. A central island with integrated sink, boiling water tap, and wine fridge which also doubles as a breakfast bar. Gas hob with wok burner, double oven with integrated microwave. Integrated fridge/freezer, dishwasher and larder storage unit. Ample space to arrange dining furniture to take advantage of the panoramic views of the valley from the kitchen and dining area.

#### MID LEVEL:

Descend to the mid level to a spacious, carpeted lounge complete with feature fireplace, opening through French doors onto a balcony that takes full advantage of the stunning backdrop.

There's a stylish family bathroom with full bath, WC, sink which both serve a large double bedroom to the rear with window to the rear aspect and ample space for furniture.

A separate large shower off the landing just before a small flight of stairs which leads to a large double bedroom to the rear, perfect for guests or family with side window and ample space for wardrobes and other furniture. There's a door to the cellar beneath the garage – ideal for storage or workshop space.

#### LOWER GROUND FLOOR:

A second, lounge with solid wood flooring, feature fireplace and French doors opening onto a decked patio and BBQ area – the perfect space for entertaining against the stunning rural backdrop.

Another large double bedroom with fitted mirrored wardrobes and valley view with stylish ensuite bathroom – fully tiled with separate shower and integrated storage housing the boiler and washing machine.

Additional storage cupboard off the hallway.

#### OUTSIDE:

Multiple full or Juliet balconies, patios, and decking areas to enjoy the peaceful countryside. Lower garden level for secure storage. Side access from the patio to the front entrance steps and garage. Surrounded by nature, yet close to everything.

Detached single garage with side access to the rear and steps up to the entrance

#### LOCATION:

Excellent transport links to the nearby M62 motorway network and with 7 bus routes to Halifax, Brighouse, and Leeds within a few minutes walk.

Walking distance to Halifax town centre, canal walks, Shibden Park, and local schools

Moments from Shibden Mill Inn – a renowned local gem for dining and drinks.

Arrange a viewing today to experience the tranquillity and charm of this exceptional home.

#### 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.











