



## Schlossli Langlea Terrace, Hipperholme, Halifax, HX3 8LG

Offers In The Region Of £750,000

- Generous and flexible living accommodation
- Ideal for multi-generational or independent living
- Potential to extend subject to planning
- Secluded 0.25-acre plot with professionally maintained private gardens
- Offers excellent potential with some internal updating
- Ample parking for multiple vehicles and a detached double garage
- No onward chain

# Schlossli Langlea Terrace, Halifax HX3 8LG

Built in 1984 on what were once allotments for nearby cottages, this substantial detached home with attached bungalow (listed separately for council tax) offers generous and adaptable living space across a quarter-acre plot.

The property has been thoughtfully improved in parts, including a recent full kitchen refurbishment in the main house, while still offering scope for personalisation and further decorative enhancement — particularly within the bungalow, which has been used by elderly and disabled family members.

Located on a quiet private lane with well-screened, professionally maintained gardens, this is a rare opportunity to purchase a flexible home in a desirable and peaceful setting.



Council Tax Band: E



### Grounds and Approach

Set back on a private lane behind double-width gate posts, the property offers extensive parking for at least eight cars and a double garage with power, lighting, water, and a remote Hormann door. The 0.25-acre plot features beautifully maintained gardens with mature trees, lawns, and fruit trees (apple, pear, cherry, and plum), along with multiple sheds and a modern aluminium greenhouse.

### Main House

Constructed of stone in 1984, the main house has been modernised and extended over the years.

- Entrance Hall: With ground-floor WC and staircase to the first floor.
- Kitchen/Dining Room: Recently refitted with modern gloss grey units, marble-effect worktops, and matching flooring. Internal walls were removed to create a large open-plan space ideal for family living.
- Sunroom / Office: Featuring Velux windows and sliding patio doors to the garden. Currently used as a bright home office and dining area with excellent BT broadband connectivity.
- Lounge: A spacious through-lounge with fireplace and patio doors leading to the sunroom.
- Utility Room: Fitted at the same time as the kitchen, with external access and a connecting door to the bungalow.

### Upstairs:

Four bedrooms, including a main bedroom with fitted wardrobes and en-suite shower room. Two further bedrooms also include built-in storage, and the fourth is currently used as an office. A large family bathroom completes the first floor.

### Additional Features:

- Fully boarded loft with lighting and extensive storage shelving
- Updated central heating system (serviced via British Gas HomeServe contract)
- Cavity wall insulation (fibre type, not foam)
- Recently replaced soffits, fascias, guttering, and downpipes
- New soffit vents and cladding; roof maintenance completed at the same time
- Mahogany front doors retained for their quality and character

### Attached Bungalow

Converted from the original garage in approximately 1986, the bungalow is classed as a separate dwelling for council tax purposes but shares utilities with the main house.

It includes:

- Galley kitchen with boiler
- L-shaped lounge with patio doors to the garden
- Entrance hall with independent front access
- Double bedroom with adjoining shower area
- Additional bathroom with shower over bath

The bungalow provides comfortable and independent accommodation — ideal for elderly relatives, guests, or potential rental use.

### Outside

The gardens are beautifully maintained with lawns, trees, and planted borders, supported by a long-term professional gardener. Several metal sheds offer storage for tools and equipment, while there is also space for secure caravan parking to the side of the property.

### Summary

A rare and versatile property offering space, privacy, and potential in one of the area's most desirable locations. Perfect for families, multi-generational living, or anyone seeking a property with flexible accommodation and well-kept gardens.

### 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.





