



2 Lumbrook Close, Northowram, Halifax, HX3 7UD
Offers Over £725,000

Executive FIVE BEDROOM DETACHED family home, ideally located in one of the areas most desirable and prestigious courtyard developments of four highly individual properties.

Lumbrook Close is an exceptional development of four executive detached properties with gated access located off the Brighthouse & Denholme Gate Road. The property itself is an imposing detached residence with extensive gardens and parking. Step inside this immaculately presented home and appreciate the spacious and generously proportioned accommodation on offer. The current owners have made significant improvements to the property which comprises of an entrance open to a living/kitchen area which forms a fantastic open plan space for all the family to enjoy. To the rear, the kitchen opens to a stylish conservatory with views and access to the garden. There is a large utility area which has a doorway to the vast, integral double garage. Located off the main entrance/family area, there is a formal lounge with dual aspect and feature wood burning stove. To finish the ground floor there is a study/play room/guest bedroom with a W.c and shower located across the hallway. To the first floor a pleasant and sizable landing provides access to five double bedrooms, the master having a well fitted dressing area and splendid en-suite and a house bathroom.

EPC RATING - C

COUNCIL TAX BAND - G

GROUND FLOOR

ENTRANCE

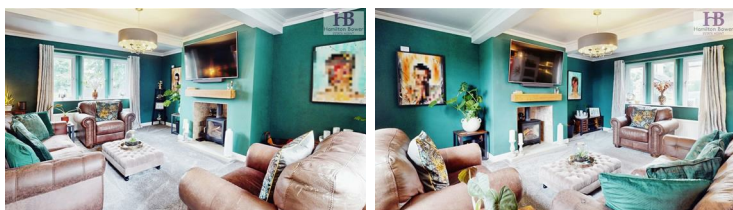
Large and welcoming entrance area with staircase to the first floor. Open to...

KITCHEN/LIVING ROOM



A fabulous open space which provides the most fantastic family area. There is a high quality fitted kitchen with granite work tops over the units and an oak top to the island. Integrated appliances include a dishwasher and an instant hot water tap.

LOUNGE



A fabulous lounge providing a more formal sitting area with a feature wood burning stove set within a fire place with oak mantle over. There is a light and airy feel to the room with double glazed windows to both front and rear and impressive ceiling cornice.

CONSERVATORY



Victorian style conservatory with a south facing aspect overlooking the rear garden. French Doors open to the garden.

STUDY/BEDROOM 6



Currently utilised as a play room, the space could be used for a variety of purposes such as a home office or sixth bedroom with access to the shower room conveniently located across the hallway.

SHOWER ROOM



Ground floor shower room with low flush W.c and hand wash basin in white. Cubicle with a glass screen housing a shower unit.

UTILITY ROOM



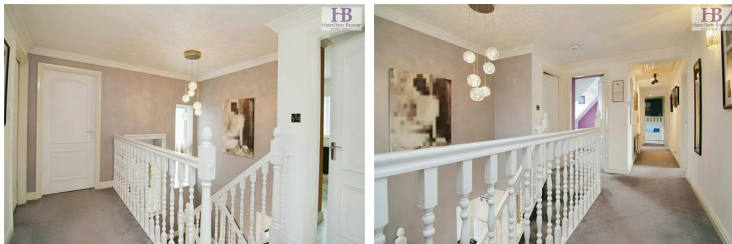
Large utility space with access to the integral garage and door to the rear garden. There are fitted wall and base units, a stainless steel sink and plumbing for a washing machine.

INTEGRAL GARAGE

Vast integral garage which provides a useful space for storage and parking vehicles. Wall mounted boiler and electric powered door.

FIRST FLOOR

LANDING



Spacious and light landing with a double glazed window, cornice to the ceiling, loft access and storage cupboard.

BEDROOM



Luxurious primary bedroom with a splendid dressing area and en-suite providing the most indulgent space. The bedroom is of a good size with a double glazed window to the front and is open to...

DRESSING AREA



A superb dressing area fitted with ample furniture to accommodate ones collection of clothes and shoes.

EN-SUITE



Accessed from the dressing area via a glass sliding door the en-suite has a real wow factor and is fitted with a walk in shower with glass screen, dual sinks set within a vanity unit, low flush W.c and a fantastic free standing bath with feature tap. There is stylish tiling to the floor.

BEDROOM



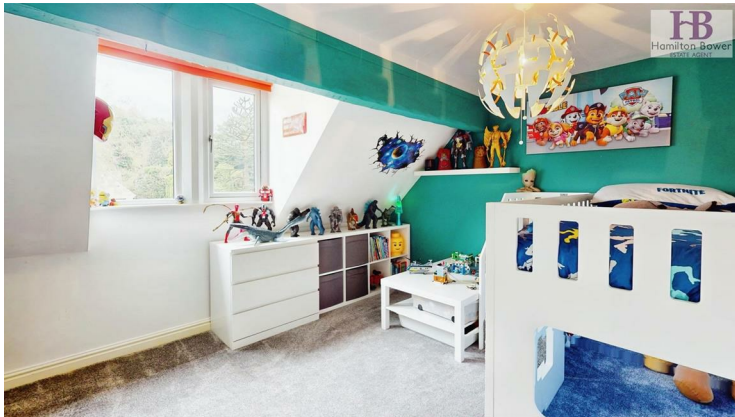
Double bedroom to the rear elevation with a double glazed window and central heating radiator.

BEDROOM



Another generously sized bedroom to the rear with a double glazed window and central heating radiator.

BEDROOM



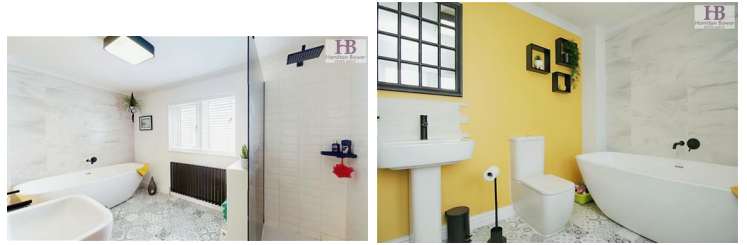
Double bedroom to the front elevation with a double glazed window, central heating radiator and built in storage.

BEDROOM



The fifth bedroom is located to the front elevation with a double glazed window and a central heating radiator.

BATHROOM




High end fitted bathroom suite comprising of a free standing bath, hand wash basin, low flush W.c and a shower area with glass screen. stylish flooring, central heating radiator and a double glazed window.

EXTERNAL



The property is located in a gated development and has parking to the front elevation in front of the double garage. To the rear there is a large garden with various vantage points to enjoy the sun including several patio areas, one of which is covered by a substantial gazebo. There are extensive lawns and a fabulous summer house which has power and light and has been used as a home office. Furthermore there is a garden shed, play area and pizza oven.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 