

No.10

Elm View

— HALIFAX



A GRAND FIRST IMPRESSION

There is an immediate sense of distinction as you step through the rich blue door at 10 Elm View. The entrance hall rises around you with quiet grandeur. Warm toned panelling climbs towards a picture rail and dark wood frames the ceiling like a decorative ribbon. Geometric tiles in brown and soft blue stretch out beneath you and chandeliers catch the light that filters in. Small sculpted faces watch from the beams above. They whisper of the home's Victorian heritage and add charming personality to a space already full of presence. Set within easy reach of Halifax's best amenities and moments from the nearby Manor Heath park, this is a home enriched by beauty, practicality and the quiet luxury of space.





A PLACE TO GATHER

The living room sits just off the hall and has the unmistakable character of a cherished family space. Walls patterned with red and gold wrap softly around the room. Three quarter height wallpaper gives way to pitched rails and intricate ceiling details. A marble fireplace with a handsome gas fire forms the heart of the room. Tall windows look out over greenery, Spring Hall's race track and the rising valley beyond. This is a room that draws people in. It settles the mind and invites long conversations by the fire.

Next to the living room, the downstairs WC also offers space to hang coats and store shoes. The space offers both practicality, charm and keeps daily essentials close without interrupting the flow of the home.



"I love this room, it's where I come to relax. I feel at home when I'm in this room"



A ROOM MADE FOR GATHERINGS

Along the hallway, the dining room brings a sense of refined comfort. Red and cream sunflower patterned wallpaper frames the space. Delicate Victorian detailing above leads the eye upward and a circular moulding surrounds the central light fitting. A large picture window draws in daylight from the courtyard. The neutral carpet muffles sound and softens every dinner. A cream painted wooden fireplace adds warmth and built-in shelving gives the room a lived in charm.



"I have sat and played the piano after many dinner parties, it's the perfect room to host friends"





HEART OF THE HOME

To the rear of the home, through the stained glass door is the kitchen which forms the natural centre of daily life. Mahogany wood flooring grounds the space while cream cabinetry and dark granite worktops with flecks of gold, ivory and warm brown bring elegance and depth. Along one wall sit the integrated Bosch ovens, microwave, Baumatic wine cooler and American fridge freezer. The island introduces generous workspace and storage with a gas hob at its centre. A pair of sinks, including a secondary prep sink with an in counter bin, adds fluidity for cooking and entertaining. There is ample room for dining here with a space for a table and a welcoming bench offering relaxed seating. Two windows draw light from the courtyard and surround, and an external door leads directly to the courtyard where the home's rear additional allocated parking is located.



“Drinking my morning coffee in this kitchen as the light shines through the window is my favourite part of the day”



THE PRINCIPAL BEDROOM

Grey carpet softens the staircase while an intricate cast iron balustrade, rich with Victorian detail, leads you towards the first floor. The landing unfolds with quiet elegance. Light pools through the frosted sky light above, casting a gentle glow across the detailed wall panelling. A chandelier adds a note of refinement and sets a graceful transition to the bedrooms beyond.

A few steps lead you to the principal bedroom which feels tucked away from the pace of the rest of the home. The bedroom is generous in scale and filled with soft light from east facing windows. Blue and silver floral wallpaper creates a striking feature wall behind the super king bed while the remaining pale blue toned walls bring a calming elegance. A walk-in wardrobe offers abundant storage. An additional linen cupboard opposite provides further versatility for organisation.



“This bedroom gives me a sense of calm. It is always a treat to come home to after a busy day at work”





A FIRST FLOOR OF CALM AND COMFORT

The first of three remaining bedrooms on this floor is double in proportion and features a generous window that fills the room with natural light and holds a decorative marble fireplace to hint at the home's past.

The second bedroom on the first floor is a bright single overlooking the courtyard. Whether used as a bedroom or a study, it lends itself beautifully to quiet focus.



REST AND REFRESH

Continuing through the landing, the third single bedroom, currently used as a study, sits towards the front of the home. Soft pink accents and period features give it an inviting charm.

The family bathroom offers the indulgence of a boutique retreat. Mahogany toned flooring pairs with mushroom panelling and warm stone tiles in the walk in rainfall shower. A freestanding bath stands near the window and twin sinks complete the feeling of understated luxury.





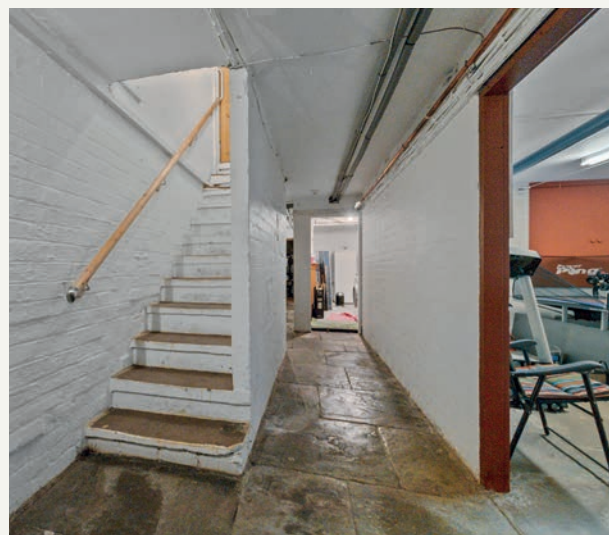
A SANCTUARY IN THE EVES

Rising up the hidden stairs, the top floor opens into a landing. With 2 double bedrooms, bathroom and kitchenette, it offers valuable independence for older children or extended family. The largest room is arranged as a combined sleeping and living area with an east facing window and partially vaulted ceiling. The bathroom, fitted with a wash hand basin, walk-in shower and WC services this floor.



A WORLD OF POSSIBILITY BELOW

Back on the ground floor and through the kitchen the cellars unfold across four versatile rooms, plus an integrated single garage. One room arranged as a gym and dance studio, complete with mirrors and a bar already in place. Another room is currently used as a games room with space for a full table tennis table. A third room provides generous storage and the fourth functions as a dedicated utility space. The internal garage, which features an original decorative Victorian range cooker, offers something unusual and space to park your car. Beyond the garage doors the electric gated driveway offers plenty of additional parking spaces. With its own entrance the floor could even form secondary accommodation although its current use already offers excellent lifestyle flexibility and practicality for modern living.



“The dance studio has given our family so much joy. It is a space to move, play and be uninterrupted.”



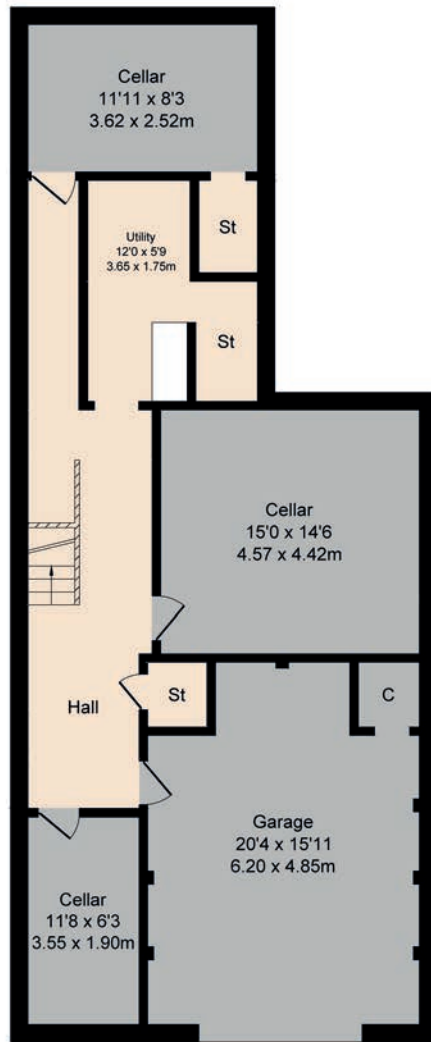
Total Approx. Floor Area 3859 Sq.ft. (358.6 Sq.M.)

for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

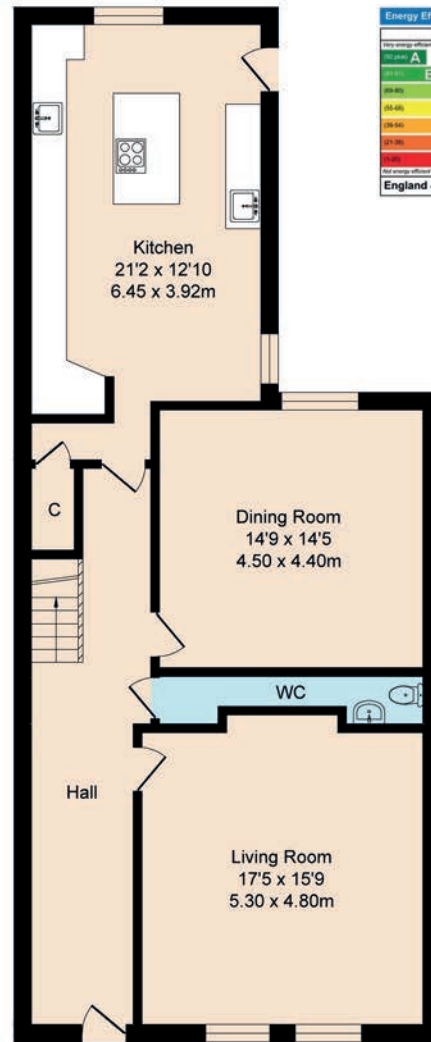
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FINER DETAILS

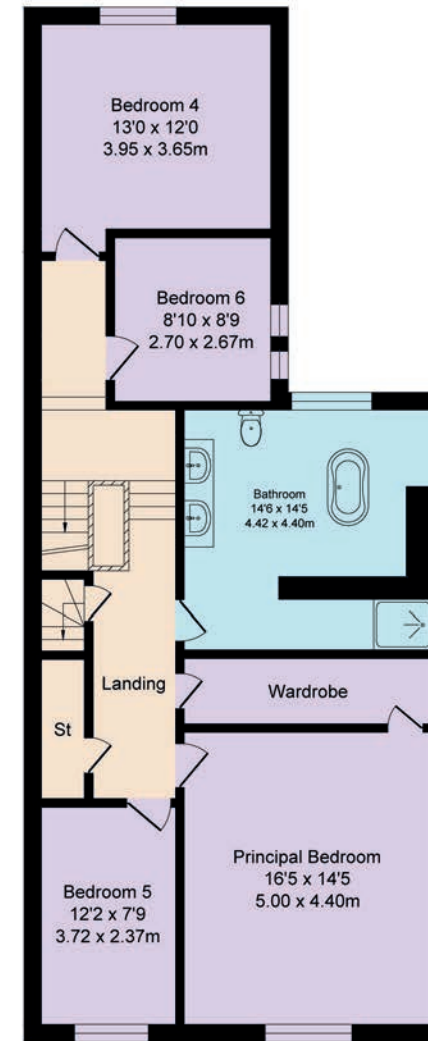
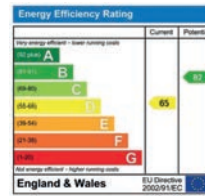
- Victorian townhouse
- Original period features throughout
- 6 bedrooms
- 2 bathrooms & downstairs WC
- 2 large reception rooms
- Large cellar suitable for conversion into separate annexe
- Off-street parking & integral garage
- Convenient location for M62 or public transport
- Close to Halifax town centre amenities
- All mains services



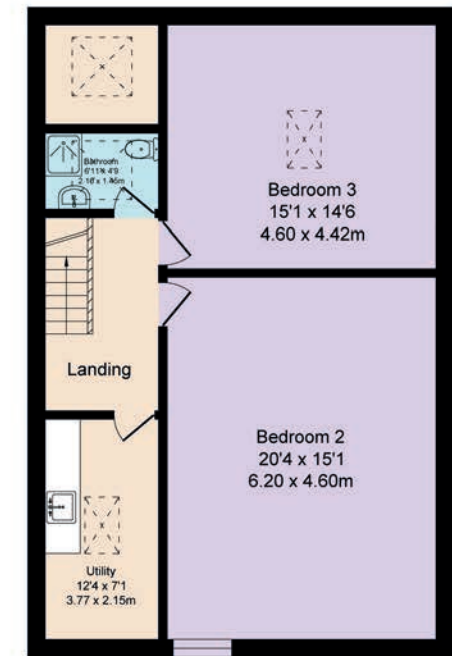
Lower Ground Floor
Approx. Floor Area 1034 Sq.Ft (96.1 Sq.M.)



Ground Floor
Approx. Floor Area 1034 Sq.Ft (96.1 Sq.M.)



First Floor
Approx. Floor Area 1034 Sq.Ft (96.1 Sq.M.)



Second Floor
Approx. Floor Area 757 Sq.Ft (70.3 Sq.M.)



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Tesco Express
(5 min walk)



CHEMIST:
Heath Pharmacy
(3 min drive)



GYM:
Several gyms all within
10 minute walk



WALK:
Manor Heath Park & Savile Park
Moor (2 min away); along the
canal at Copley; over the moors
in Calderdale



RESTAURANTS:
Kaya's Grill (Turkish) does
delicious food, Shibden Mill Inn
(gastropub). Plus lots of choice
at West Vale (5 min drive)



TAKEAWAYS:
Hirds Family Fisheries; Mr T's;
and lots of choice from West
Vale eateries



PUB:
The Cross Keys; The
Murgatroyd Arms; Big Six
Inn - all walkable



PUBLIC TRANSPORT:
Train station to Leeds, Manchester &
London (15 min walk); Bus stops on
main road to Halifax and Huddersfield



LOCAL SCHOOLS:
Primary: Salterhebble (Good); All
Saints' (Good). Secondary: The
Crossley Heath School (Good)



POI:
Eureka!; The Piece Hall; Shibden Hall

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10 Elm View, Halifax HX3 0AE

presented by



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To view 10 Elm View
Call: 01423 225121
WhatsApp: 07398 748511
Email: hello@mrandmrchild.com