



11 Millside Way  
Halifax, HX3 9JU

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A stylish, secluded home designed  
for modern family living



Charnock Bates

The Country, Period & Fine Home Specialist









11 Millside Way  
Halifax  
HX3 9JU

Guide price: £550,000

### At a glance

- Tucked away in a leafy cul-de-sac setting
- Spacious kitchen diner with bifold doors to a large wrap-around garden
- Five bedrooms, including a luxurious principal suite
- Stylish bathrooms with designer fittings
- Home office and gym – ideal for hybrid working
- Landscaped, private garden with flagged patio
- Driveway for two cars, plus extra parking down the side on a separate title
- Underfloor heating to kitchen, utility, and WC
- New boiler and quality Miele appliances
- Excellent storage throughout, including walk-in wardrobe

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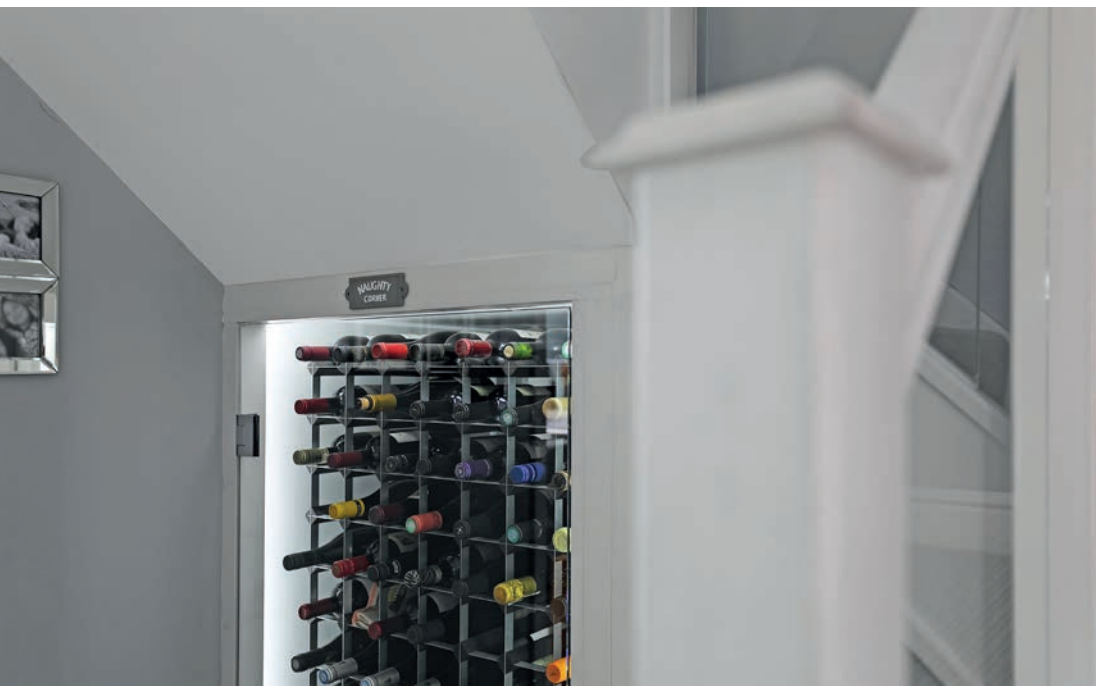






## A stylish, secluded home designed for modern family living

Nestled in a peaceful, tree-lined cul-de-sac, 11 Millside Way is a beautifully presented family home designed for stylish, modern living. With a private setting, generous footprint, and quality finishes throughout, it offers a lifestyle of comfort and convenience.



## Ground floor

Step through the welcoming entrance hall, where touches such as a glass-front under-stairs wine storage and a radiator cover add elegance and functionality. A cloakroom with shelving, hooks and hanging rails provides everyday practicality.

To the front of the home, the lounge is a cosy retreat with a gas fire and bay window, perfect for relaxing evenings.

At the rear lies the heart of the home – a spacious, light-filled kitchen/diner living space. Expansive vaulted roof lantern floods the area with natural light, while bifold doors open onto a landscaped patio for seamless indoor-outdoor living. The sleek handleless Nobilia kitchen features Miele appliances, including a full-size oven, microwave oven, and integrated warming drawer, plus a full-height fridge and separate freezer with built-in ice machine, induction hob set within the island (seating four), and a wine fridge.

A matching utility room with sink and appliance space leads to a cloakroom with Duravit WC and sink, a versatile home office, and a gym area (formerly the garage). Underfloor heating runs throughout the kitchen, utility, and downstairs WC.





















## First floor

Upstairs, the landing leads to five thoughtfully-designed bedrooms, plus a storage cupboard,

The principal suite is a sanctuary in itself – a spacious, dual-aspect room with mullion windows and a Juliet balcony overlooking the garden. It boasts a vaulted ceiling, a walk-in wardrobe with sensor lighting, and a beautifully appointed ensuite featuring a Hansgrohe shower, Duravit fittings, and a skylight.

Three further double bedrooms enjoy leafy outlooks, while a single bedroom offers flexibility as a nursery or study, and is currently utilised as a second home office.

The Jack and Jill bathroom, accessed via the landing and one of the double bedrooms, is both stylish and soothing. With a recessed, lit nook above the bath, sleek matt black fittings, and a separate shower, it's a luxurious space in which to relax.















## Outside

The garden is a true haven – private, quiet, and not overlooked. The patio is ideal for entertaining, with two lawns bordered by mature laurels offering year-round greenery and privacy.

An additional outbuilding provides secure bike storage, and the driveway accommodates two cars.











## Key information

- **Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- **Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Leasehold
CONSTRUCTION	Composite stone-built house, tiled roof, UPVC and aluminium windows
PROPERTY TYPE	Detached
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Scottish Power
GAS SUPPLY	Scottish Power
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Brsk full fibre
MOBILE SIGNAL	Average

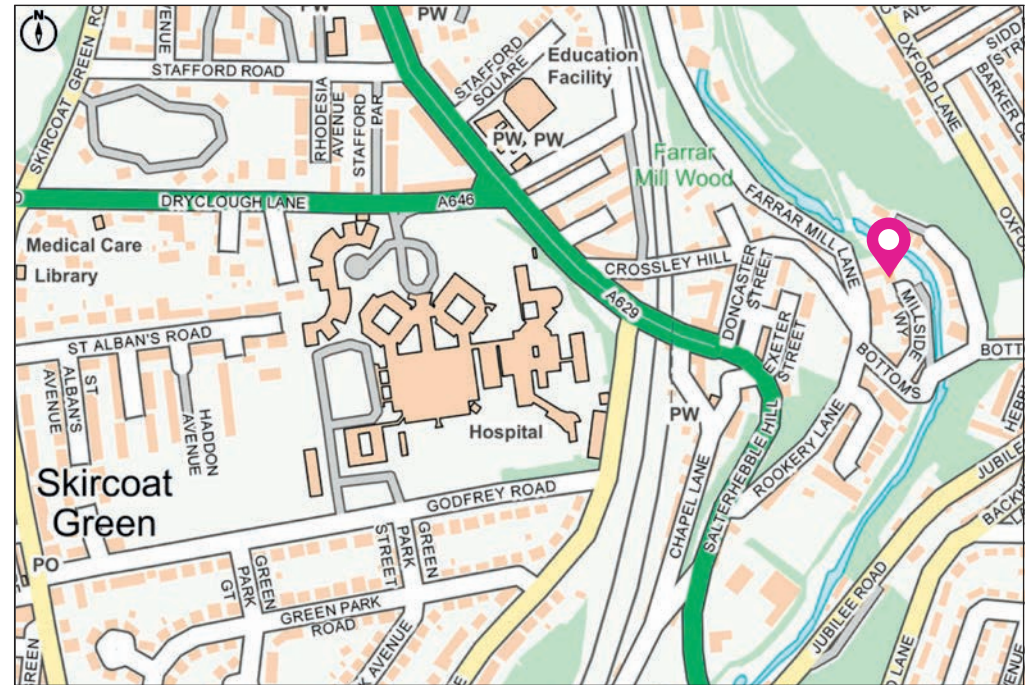


## Location

Situated in the sought-after HX3 postcode, Millside Way offers a desirable balance of tranquillity and convenience. The area is well-regarded for its family-friendly environment, with easy access to local schools including All Saints and Salterhebble primary schools, and the renowned Crossley Heath Grammar School nearby.

In addition, the property affords easy access to the Hebble Trail for avid walkers, and Calderdale Royal hospital.

Commuters benefit from excellent transport links, with Halifax town centre just a short drive away and easy access to the M62 corridor for Leeds and Manchester. Local amenities, supermarkets, and scenic countryside walks are also within easy reach.



To arrange your private viewing of 11 Millside Way, get in touch

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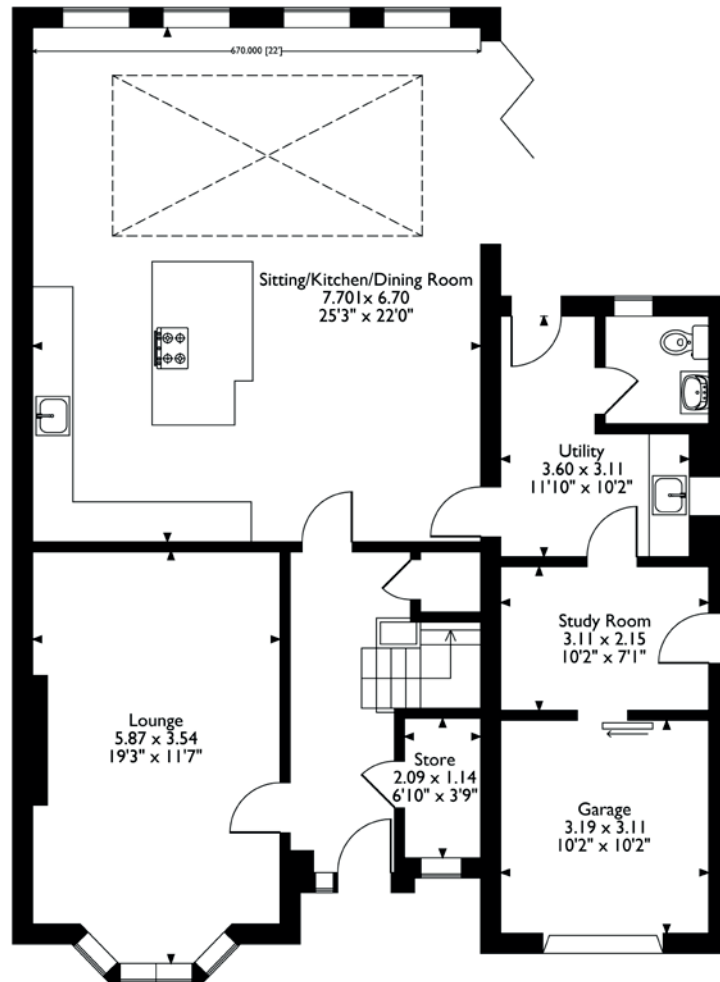
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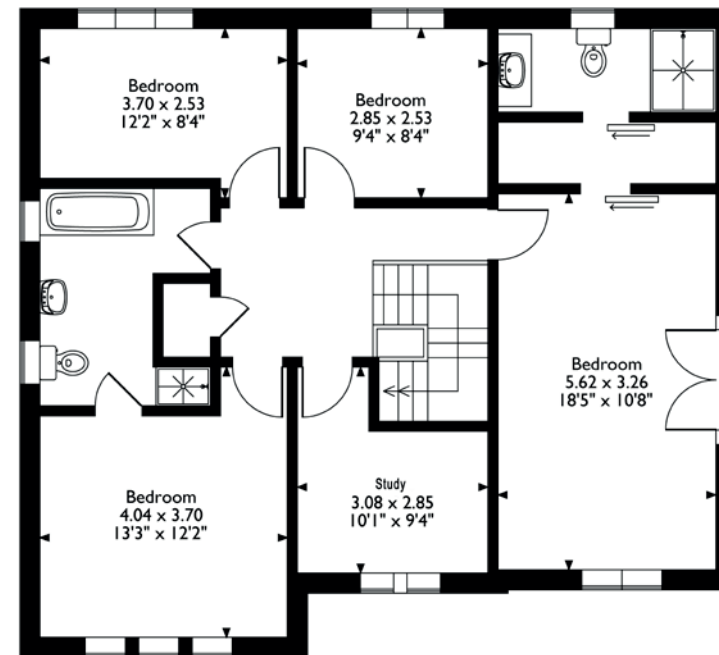


# Floor plans

Ground floor



First floor



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Total approximate floor area:  
**2,207 sqft (205m<sup>2</sup>)**  
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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