

Shroggs House Wakefield Road, Copley, Halifax, West Yorkshire, HX3 OTN

Offers Around £750,000

- : Superb Family Home
- : 3 Reception Rooms
- : Close To Outstanding Schools
- : Landscaped Gardens
- : Panoramic Views
- : Bespoke Handcrafted Fitted Kitchen & Family Room
- : Five Double Bedrooms (Two En Suite)
- : Master Bedroom with En Suite, Dressing Room and Balcony
- : Detached Stone Built Double Garage
- : Viewing Essential

# Shroggs House Wakefield Road, Halifax HX3 0TN

Welcome to "Shroggs House" in the charming village of Copley, Halifax! This stunning detached house boasts a perfect blend of character and modern living.

As you step inside, you'll be greeted by not one, not two, but three spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The property features five generously sized bedrooms, providing ample room for a growing family or accommodating guests.

With three bathrooms, mornings will be a breeze for everyone, ensuring no one has to wait in line. The older age of the property adds to its charm, with characterful features that give it a unique and homely feel.

Parking is always a breeze with space for numerous vehicles and the large detached garage which could be converted into a separate dwelling subject to obtaining the relevant building regulations.

Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a spacious family home, "Shroggs House" offers the perfect balance of tranquility and convenience.

Don't miss out on the opportunity to make this delightful property your new home in the heart of the rolling Pennine hills of Halifax.



Council Tax Band: F



### ENTRANCE HALL

With built in cupboards with sliding mirrored doors. Upvc double glazed window to the rear elevation, tiled floor with under floor heating. From the entrance hall door to a

### DOWNSTAIRS CLOAKROOM

With a modern white 2-piece suite incorporating a hand wash basin and low flush W/C. The cloakroom is fully tiled including the floor and has a upvc double glazed window to the rear elevation with opaque glass and a radiator.

From the entrance hall a door opens into the

### INNER HALL

With a wood floor. Door to cupboard with fitted shelves and staircase to the first-floor accommodation.

### SPACIOUS KITCHEN & FAMILY ROOM

98'5"19'8" x 45'11" 32'9"

This superb bespoke hand-crafted Kitchen is fully fitted with a range of wall and base units incorporating granite work surfaces, a double bowl white enamel sink unit, electric double oven and grill, plate warmer, American style fridge freezer, free standing automatic washer and tumble dryer, and an integrated dishwasher. The central feature of this superb kitchen is the large centre island with a granite work surface, incorporating a 4-ring halogen hob, integrated freezer, integrated microwave, and a spacious breakfast bar/dining area. The kitchen has inset spotlights to the ceiling, uPVC double glazed window to the rear elevation and French doors leading to the side garden. The family area has a uPVC double glazed window to the front elevation and double French doors opening onto the side garden, wall mounted TV and sound bar. The whole room has a tiled floor with the benefit of under floor heating and the room has mood lighting.

From the Kitchen door opens into the inner hall. A panelled door opens to stairs leading down to the

### KEEP CELLAR

Which runs underneath the property and provides excellent storage facilities, has power and light, and one double radiator.

From the Inner Hall a door opens into the

### DINING ROOM

72'2"29'6" x 42'7"19'8"

Which is also accessed from the Entrance Vestibule. The main feature of this spacious dining room is the inglenook fireplace which incorporates a multi-fuel stove on a matching stone hearth. There is a uPVC double glazed window to the side elevation, cornice to ceiling,

### GARDEN ROOM

62'4"19'8" x 36'1"6'6"

This south facing conservatory enjoys panoramic views over North Dean wood and the surrounding areas. It has uPVC double glazed windows to three elevations and French doors opening to a south facing decked area, fitted carpet, an insulated roof, one double radiator and an electric heater/air conditioning unit.

From the Dining Room a door opens into the

### SPACIOUS OPEN PLAN SITTING ROOM

127'11"6'6" x 62'4"

SPACIOUS OPEN PLAN SITTING ROOM 39'2" x 19'

This superb spacious room has a large double height arched window with uPVC double glazed units to the rear elevation and three sets of French doors opening onto the south facing stone flagged patio garden, four further uPVC double glazed windows to the front and rear elevations provide this room with its light and spacious aspect. There is a modern glass panelled entrance door, wood floor with under floor heating, and exposed stonework to

one wall. Inset spotlight fittings to ceiling and a bespoke handmade modern glazed and wood staircase leading to the first-floor accommodation. This is one of three staircases leading to the first floor. This open plan sitting room has been designed so it can be converted into smaller rooms if required.

From the Sitting Room a freestanding wood and glazed staircase leads to the

### FIRST FLOOR LANDING

With exposed stonework and beams to ceiling, two Velux double glazed skylight windows and a glass galleried balcony. One double radiator. A panelled door opens into an airing cupboard with fitted shelves.

From the Landing a modern panelled door opens into the

### MASTER BEDROOM

18'0" x 12'11"

With six Velux double glazed skylight windows with window blinds and uPVC double glazed window to the front elevation taking full advantage of the south facing aspect and panoramic views this property provides as well as providing this master bedroom with its light and spacious aspect. Double French doors open to a glazed and steel balcony enjoying superb views down the valley. The charm and character of this room is enhanced by the exposed stonework and beams to the ceiling. Two double radiators and a fitted carpet.

From the Bedroom a door opens into the

### DRESSING ROOM

42'7"13'1" x 29'6"

With fitted wardrobes to one wall with matching drawers and dressing table, Beams to ceiling and a Velux double glazed skylight window, one double radiator and a fitted carpet.

From the Dressing Room a panelled door opens into

### SPACIOUS EN SUITE BATHROOM

With modern four-piece suite comprising hand wash basin with external mixer tap in vanity unit, low flush W/C, egg style bath with external mixer waterfall tap and hand held shower unit and a large walk in shower cubicle with power shower with feature shower wall. This attractive en suite has beams to the ceiling and a Velux double glazed skylight window, a vertical radiator and a fitted carpet.

From the First Floor Landing. A panelled door opens into

### BEDROOM FOUR 13'10" x 9'10"

12'11" x 8'11"

With uPVC double glazed window to the front elevation, one double radiator and fitted carpet.

From the Landing a door opens into a linen cupboard providing useful storage facilities. From the landing door opens into the

### FAMILY BATHROOM

With modern four-piece suite comprising pedestal wash basin, low flush W/C, panelled bath with mixer tap and pencil shower unit and a walk-in shower enclosure with power shower. The bathroom has feature Shower wall around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, double doors to cupboard housing the combination boiler, one double radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM TWO

This spacious second double bedroom has a uPVC double glazed windows to the front and side elevations providing this room with

its light and spacious aspect, built in wardrobes with mirrored doors, one double radiator and one TV point.

From Bedroom Two a panelled door opens into the

#### EN SUITE SHOWER ROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and a fully tiled shower cubicle with shower unit. The en suite is fully tiled and has a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Landing a panelled door opens into

#### BEDROOM THREE

45'11"19'8" x 36'1"29'6"

This double bedroom has a uPVC double glazed window to the side elevation, built-in wardrobe facilities to one wall, one double radiator, one TV point and a fitted carpet.

From the Landing a door opens into

#### BEDROOM FIVE

32'9"26'2" x 29'6"13'1"

With uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet. Access to loft.

From the Landing there are two staircases leading down to the ground floor accommodation.

#### GENERAL

The property is constructed of stone and is surmounted with a slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band F

#### EXTERNAL

The access to the property is from the front or the side, there is a tarmac drive leading from the main road which leads to the rear of the property. To the remaining side of the property there are wrought iron gates accessed from a private road. To the front of the property there is a south facing terraced garden with a lawn, decked area, ideal for entertaining, mature trees and shrubs. To one side of the property there is a lawned garden with built-in stone barbeque and flagged area leading to the side entrance door. To the rear of the property there is an external entertaining area incorporating a pizza oven, seating, and garden lighting. There is a concrete area providing parking for numerous vehicles and potential for a further landscaped garden. There is a

#### DETACHED GARAGE

25'11" x 19'7"

This stone built detached double garage has power, light, and a roller shutter door. It does provide the potential to be converted to living accommodation subject to obtaining the relevant planning regulations. Also, to the rear of the property there is cobbled area providing parking for several vehicles with access from Cow Lane

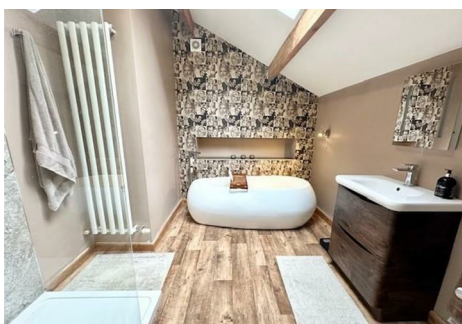
#### TO VIEW

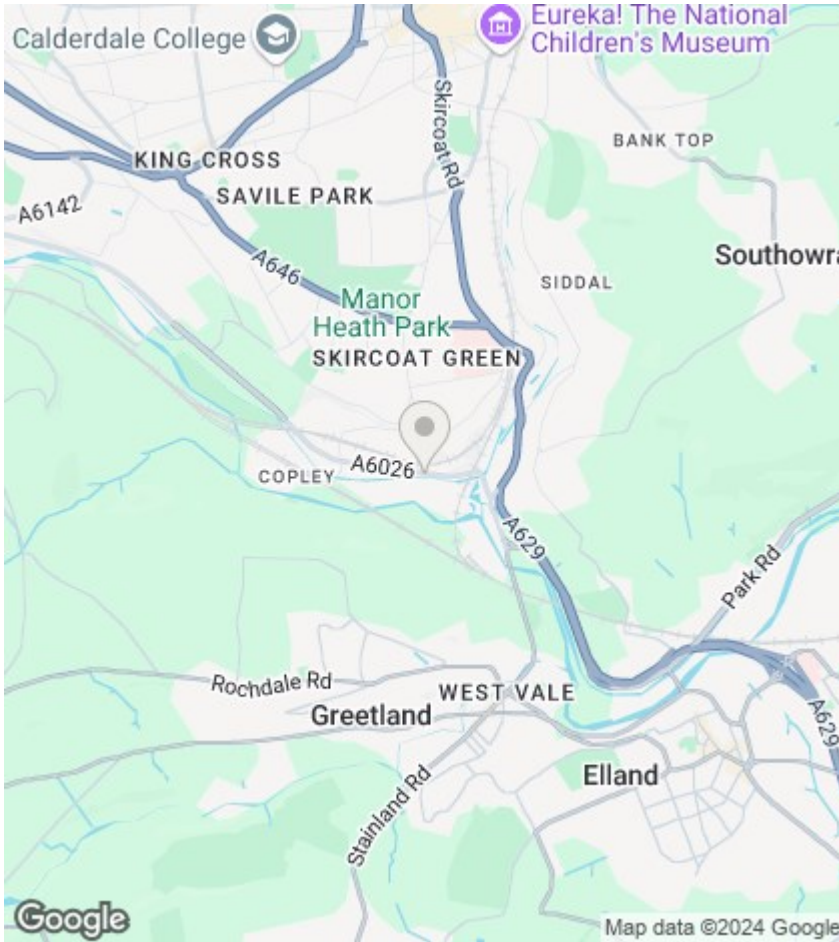
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

#### DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road and turn right into Copley Lane. Proceed until reaching the traffic lights at the junction with Wakefield Road. Turn left into Wakefield Road and proceed for approx. 200 yards, Shroggs House is on the left-hand side set off from the main road. Please proceed up the drive and you will be able to park by the garage.







## Directions

SAT NAV HX3 OTN

## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

