



RESIDENTIAL



Crow Point Farm 12 Crow Point

Boothtown, Halifax, HX3 6UE

Guide Price £495,000 Freehold





Crow Point Farm is a unique detached home which has been renovated throughout by the current owners to provide four bedrooms, two bathrooms, an open plan living kitchen and multiple receptions rooms, making it perfect for the family purchaser. In addition, there is an external summerhouse with living area, shower room and kitchen, which would be ideal for extended family or those looking to create a separate workspace. Externally the property enjoys gardens and a gated driveway provides ample off-road parking.

Location

Crow Point Farm is set off the A647 / Queensbury Road, a semi-rural location on the outskirts of Boothtown which is located only a short distance from Halifax town centre which benefits from both railway and bus stations, along with many high street retailers and leisure facilities. Queensbury is also easily accessible and provides many local amenities including a Tesco supermarket.

General Information

Double doors provide access into the bright and airy entrance hall with a glass door accessing the sauna. The snug provides a cosy place to relax with exposed beams and skylight windows. Oak double doors lead through to the WC and utility room enjoying a range of wall and base units with contrasting worksurfaces, undermounted ceramic sink, under counter lighting, Oak flooring, tiled splashbacks, plumbing for a washing machine and space for a dryer. Integral appliances include: oven, microwave and dishwasher. A fantastic open plan breakfast kitchen enjoys an extensive range of solid wood fitted wall, base and drawer units with Oak worksurfaces, inset stainless steel sink, exposed brick splashbacks, understairs wine store, central breakfast bar, bespoke panelled windowsill seating, space for a freestanding fridge/freezer and Oak flooring with underfloor heating which continues into the dining room. Integral appliances include a dual fuel cooker with gas hob and hot plate, overhead extractor hood and additional wall mounted oven.

With dual aspect mullion windows providing natural daylight, the dining room enjoys tiled flooring and exposed brick chimney breast with timber mantle. The well presented lounge enjoys a wood burning stove with timber mantle, feature wall panelling, bespoke alcove storage and exposed beams. A paddle staircase off the entrance hall rises to the playroom and home office with underfloor heating, feature wall panelling, exposed beams, skylight windows and bespoke fitted desk with cupboard storage. A door leads out onto the terrace.

The first-floor landing provides access to the four bedrooms and house bathroom enjoying a four-piece suite comprising: freestanding oval bath with mixer tap and shower attachment, low flush WC, wash hand basin with underneath storage, tiled splashbacks and flooring with underfloor heating. The house bathroom can also be accessed off the principal bedroom with solid wood flooring, feature wall panelling and double doors leading onto the external terrace ideal for summer evenings enjoying the elevated far-reaching views. Three further bedrooms complete the internal accommodation with the second bedroom enjoying an en suite shower room.

Externally the property enjoys numerous areas of special interest including decked and artificial lawn terrace seating areas with a well-manicured lawned garden bordered by mature shrubs, providing the perfect spot for relaxing, barbecuing and al-fresco dining with family and friends. Benefiting from an external summerhouse with living area, shower room and kitchen ideal for extended family or those looking to create a separate workspace. The summer houses drainage is via a septic tank, our vendor has advised there is the option to connect it to mains drainage. The gated private driveway provides ample off-road parking.



Council tax band: D
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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