



7 Windle Royd Lane

Warley, HX2 7LY

Guide Price £645,000 Freehold



A unique opportunity to purchase this detached four-bedroom family residence situated within the highly sought after village location of Warley. Set within mature low maintenance landscaped gardens backing onto open countryside with a drive to the front elevation providing off street parking. Boasting well planned accommodation set out over three floors with four double bedrooms and multiple reception rooms.

The current owners have carried out extensive landscaping and re modelling of the gardens along with refurbishments of the internal accommodation throughout over the last several years. This home requires an early inspection to be truly appreciated.

Location

Warley Village (locally known as Warley Town) is a sought-after semi-rural location having access to Halifax Town Centre, Sowerby Bridge and the tourist location of Hebden Bridge. There are a variety of amenities and rail networks accessing the cities of Leeds, Manchester, Bradford and a direct train line to London from Halifax. Within the village there are two popular public houses and a primary school as well as two cricket clubs and a rugby club. There are further amenities nearby the village to include a post office, local wine bar, hairdressers, petrol station, sports grounds and schools, nurse and church opposite the property with even the occasional weddings to view. Access to both Manchester International Airport and Leeds Bradford airport.

Accommodation

A uPVC and glazed entrance door provides access into the entrance hall with understairs shoe store with built in shelving. Positioned off the entrance hall is the utility room having a range of white gloss fitted base and eye level units with contrasting granite effect laminate worksurfaces with inset stainless-steel sink with mixer tap, tiled flooring and splashbacks, inset ceiling spotlights, window to the front elevation, plumbing for a washing machine and space for dryer. The spacious garage can be accessed internally from the entrance hall or via the roller electric garage door. An open staircase leads to the first floor landing accessing the lounge, sitting room, kitchen/dining area and WC having a two piece suite comprising; low flush WC, wash hand basin with underneath storage and central mixer tap, tiled flooring and splashbacks, chrome ladder heated towel rail, inset ceiling spotlights, window to the rear elevation and understairs storage cupboard.

The spacious lounge has a window to the rear elevation enjoying views across the garden, bespoke fitted shelving and cupboards and gas remote operated log effect wall mounted fire providing an ideal place to relax. Moving across to the sitting room with patio doors to the rear providing an adaptable space ideal to create a separate workspace perfect for those looking to work from home. The heart of this family home is the fantastic open plan kitchen/dining area boasting an extensive range of white gloss fitted wall, drawer and base units and breakfast bar with contrasting worksurfaces and inset stainless-steel sink, tiled flooring and splashbacks, uPVC and glazed external side door and inset ceiling spotlights. Integral appliances include fridge/freezer, microwave, dishwasher, larder and electric ovens and hob, patio doors to the rear elevation lead onto the rear garden creating an ideal space for summer evenings entertaining family and friends.

The second floor landing provides access to the four bedrooms and house bathroom having a three piece suite comprising; low flush WC, wash hand basin with central mixer tap, panelled bath with overhead rainfall shower head attachment, tiled flooring and splashbacks, inset ceiling spotlights and chrome heated ladder towel rail. The principal bedroom enjoys a separate dressing room with fitted wardrobe space and ensuite shower room having a three piece suite comprising; walk in rainfall shower with glass screen, low flush WC, wash hand basin with mixer tap and underneath storage, tiled flooring and splashbacks, inset ceiling spotlights, chrome ladder heated towel rail and window to the rear elevation. Three further double bedrooms are positioned off the landing all benefiting from fitted wardrobes providing ample storage.

Bradfives Lodge is accessed directly off Windle Royd Lane into the tarmacadam driveway bordered by rockery, mature shrubs and raised well stocked flower beds with water fall feature and green house with seating area. Steps lead to a pathway leading to the side and rear gardens. The picturesque, landscaped garden incorporates a central pond housing different varieties of Koi carp with phone operated water features with mood lighting and water fall, bordered by flower beds and mature shrubs. Patio doors from the sitting room and dining area benefit from expanding cantilever sun canopies leading onto the Astro turf terrace.

Providing multiple point of interests throughout the gardens including a Japanese/Thai seating area with wood panel and Astro turf flooring, an elevated insulated tree house with electric power points and balcony with exterior lighting on timers which incorporates below, a rabbit/guinea pig hut and a large aviary with infra red heating/lighting on timers with secure door. Overlooking the decorative pond a timber summer house provides an ideal area for relaxing and al-fresco dining whilst being able to appreciate the stunning gardens. Two timber sheds provide additional storage space. The property benefits from solar panels including a Tesla storage battery and ample external electric power points.



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

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