

martin-thornton.com
01484 508000



The Carriage Drive, Holywell Green Halifax, Yorkshire

**Offers in the region of
£475,000**

Located in the heart of this popular and well regarded village with local amenities close at hand is this spacious, four-bedroom, detached family home with accommodation on three levels. A fabulous rear terrace takes full advantage of the south facing, rural views. Comprising entrance porch, hallway, kitchen with integrated appliances, large living room with adjoining dining area, terrace, study/home office and downstairs WC. On the lower ground floor is a utility, WC, large games room and access to the three garages. On the first floor are four bedrooms (two of which have en suite facilities) and a large house bathroom. Having a gas fired central heating system, alarm system and uPVC double glazing. Externally, a rear terrace runs the full width of the property (accessed from the living/dining room) and a lower level garden which is decked and enclosed by perimeter fencing. Only by internal inspection can the accommodation be truly appreciated. With the advantage of no onward chain.

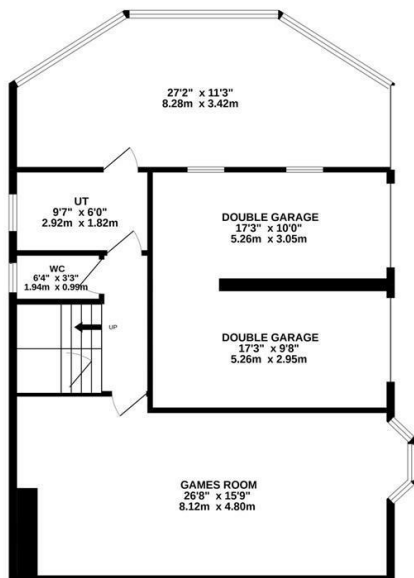
MARTIN THORNTON PLATINUM

The Carriage Drive, Holywell Green Halifax, Yorkshire

Floorplan



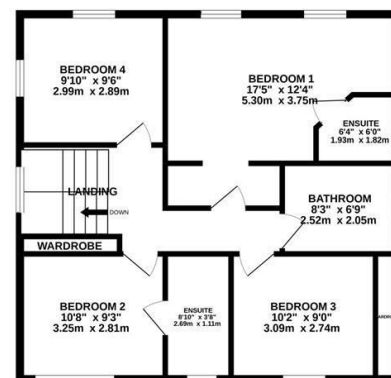
LOWER GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2494 sq.ft. (231.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

The Carriage Drive, Holywell Green Halifax, Yorkshire

Details



Entrance Porch

An external uPVC door with decorative glazed panels and matching side screen gives access into the entrance porch. With further uPVC side windows and an internal oak door leading to the hallway.

Hallway

With ceiling downlighting, a radiator and of particular note are the oak internal doors. On the right-hand side is the kitchen.

Kitchen

Having an array of units to high and low level, granite working surfaces, and a one and a half bowl sink with single drainer and mixer tap. Integrated appliances include twin side-by-side ovens, a four-ring induction hob, Gorenje wall mounted contemporary extractor hood, coffee maker, dishwasher and freezer. There is space for a free standing fridge freezer and a microwave. This room has a dual aspect with front and side uPVC windows and ceiling downlighting.

Living Room

As the floor plan demonstrates, this is a very spacious open-plan room positioned to the rear of the property, taking full advantage of the south facing aspect with wonderful views over the valley. Being light and bright, having twin sets of French doors leading to the terrace and a further series of side windows on either side. Recessed to the chimney breast is a contemporary fireplace with living flame effect, remote control gas fire. With ceiling downlighting and radiators, one of which is a stylish upright flat panel radiator. There is an adjoining dining area which also has a door from the entrance hallway.

Dining Area

Positioned to the rear of the property with dual aspect rear and side windows. Open plan to the living room, creating a very spacious and sociable eating and entertaining space. Also, with access to the terrace via French doors.

Terrace

Spanning the full width of the property, this is a real sun trap, enjoying a southerly aspect. With access from both the living and dining rooms, and balustrades incorporating large, glazed panels.

Study

An ideal home office, positioned to the front of the property with space for a desk and bookcase, etc. There is a uPVC window, ceiling downlighting and a radiator.

Downstairs WC

With a 2-piece white suite comprising a low level WC and wash hand basin with brick style tiled splash-back. There is a uPVC window to the side with obscured glazing, extractor fan, ceiling downlighting and a radiator.

Lower Ground Floor

From the hallway, a staircase leads down to the lower ground floor accommodation. There is a large, decorative uPVC side window with obscured glazing. On the lower ground floor hallway there is a useful storage cupboard beneath the staircase, floor tiling and a radiator, along with a guest WC.

Guest WC

With a continuation of the floor tiling, low level WC, hand basin with brick style tiled splash-back, extractor fan, a uPVC window to the side with obscured glazing and a radiator.

Utility Room

With wall cupboards, base units, working surfaces and a one and a half bowl sink unit with mixer tap. There is space for freestanding appliances such as a washing machine or tumble dryer. Having a continuation of the floor tiling and access to the property's three garages.

Games Room

As the floor plan shows, this is a very large multi-purpose room, currently set up as a snooker room but could equally become a fitness/gym or even a cinema room. There is ceiling downlighting and two radiators.

The Carriage Drive, Holywell Green Halifax, Yorkshire

Details



Garaging

As mentioned previously, the garaging is accessed from the utility room. A door on the right-hand side gives access to the property's integral double garage with separate automatic, twin up-and-over doors (one of which has opaque uPVC windows) – both having lighting and radiators. The third garage is directly beneath the terrace and buyers may decide to utilise this space for other uses. With a series of 4 large uPVC windows from which to enjoy the south facing views, external lighting and power, and an automatic up-and-over door at one end.

First Floor Landing

From the hallway, a staircase rises to the first floor accommodation. The upper portion of the decorative double glazed window from the level below can be seen. There is ceiling downlighting, a radiator and access to all four bedrooms.

Bedroom One

The initial entrance to this bedroom serves as a possible dressing area with recessed hanging rails and shelving on both sides. An open archway leads to the bedroom itself, which is a large double bedroom positioned to the rear of the property with twin uPVC windows from which to enjoy the fabulous, long distance, south facing views. With ceiling downlight, bedside lighting, provision for a wall mounted TV and a radiator.

En Suite

Having a low level WC, circular hand basin with storage cupboards below and towel rail. There is a shower cubicle with overhead shower fitting and a hand-held shower attachment, also with positional body jets. With tiling to the walls, a built-in mirror and shelving unit, ceiling downlighting, extractor fan and a combination radiator/towel heater.

Bedroom Two

This double bedroom is positioned to the front of the property with built-in wardrobes, uPVC windows, ceiling downlighting and a radiator.

En Suite

Having a low level WC, hand basin with storage cupboards below and towel rail. There is a shower cubicle with overhead shower fitting and a hand-held shower attachment, also with positional body jets. With tiling to the walls, ceiling downlighting, extractor fan, combination radiator/towel heater and a uPVC window with obscured glazing to the front elevation.

Bedroom Three

This double bedroom is positioned to the front of the property with built-in, sliding door, mirror fronted wardrobes, uPVC window, ceiling downlighting and a radiator.

Bedroom Four

This good sized fourth bedroom would take a double bed. Having a dual aspect with rear and side uPVC windows, ceiling downlighting and a radiator.

House Bathroom

Of a good size, having a double ended whirlpool style bath with extendable, hand held shower attachment, pedestal wash hand basin and low level WC. There are twin uPVC side windows with obscured glazing, tiling to the walls, extractor fan, ceiling downlighting and a combination radiator/towel heater.

External Details

To the front of the property is a garden suitable for tubs, pots and planters with decorative railing and paved seating/patio areas. There is a lockable side gate and a timber decked area suitable for a shed. To the side of the property is access to the integral double garage, with parking in front of these. To the rear is a decked garden area with perimeter fencing and a lockable gate. Steps lead down to a larger level, decked seating area and there is access to useful space beneath the third garage/terrace which also houses the boiler for the gas fired central heating system and cylinder. In the corner of the garden is a timber storage shed. Please note, from the original photo the property has been cleared of belongings.

Tenure

The vendor informs us this property is Freehold.

The Carriage Drive, Holywell Green Halifax, Yorkshire

Directions

