

Peter David

Properties Ltd

Residential Sales and Lettings



Thornfield Leeds Road

Halifax, HX3 8NH

Offers Over £475,000



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Hipperholme, Halifax, HX3 8NH

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****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.**** A unique home with a ground floor annexe having separate access which is ideal for home businesses or living with inter-generational relatives.

Nestled on the desirable Leeds Road in Hipperholme, this substantial and significantly extended semi-detached house presents an exceptional opportunity for families seeking a modern and versatile living space. With five generously sized bedrooms, this extended property is designed to accommodate the needs of contemporary family life.

The open-plan ground floor layout seamlessly blends living, dining, and kitchen areas, creating a welcoming environment perfect for both entertaining and everyday family activities. The high specification throughout the home ensures that every detail has been thoughtfully considered, providing a stylish and comfortable space. There is also a second, separate living room and a garden room which could provide a sixth bedroom and can be used as a self contained annexe - perfect for those who want a separate space for relatives or home businesses. Bi-fold doors open out on to the private and easy-to-maintain garden.

The luxurious main bedroom is a true highlight, featuring a dressing room and a spacious en-suite bathroom with a four piece suite, offering both indulgence and privacy. Each of the additional bedrooms is well-proportioned, providing ample space for family members or guests.

This home is not only a beautiful living space but also a practical choice given it's desirable location. The property is minutes from the popular Hipperholme Grammar School, the amenities of both Brighouse and Halifax town centres and is within easy access of the M62 network, ideal for those commuting to nearby cities.

Entrance Hallway

A neutrally decorated entrance hallway with a staircase to the first floor accommodation and a spotlight ceiling.

Lounge/ Dining

A versatile space which is open plan to the kitchen, benefiting from plenty of natural light from velux windows and a window to the front aspect. Tiled flooring which extends throughout the open plan space.

Kitchen

Fully tiled throughout with grey and white cupboards, Bosch double oven and an integrated Bosch coffee machine. A central island breakfast bar with built in soft close storage. Bi folding doors opening onto the tiled garden patio, ideal for summer months. Access to the useful utility room, adjacent to the kitchen.

Utility Room

Featuring a storage cupboard, tiled flooring and a spotlight ceiling. Several wall and base units with white doors, space for free-standing appliances and an inset stainless steel sink and drainer.

Guest WC

A ground floor WC, ideal for guests, with a hand basin and a wall-mounted LED mirror. Half-tiled and featuring a charcoal grey radiator.

Living Room

This reception room could also be used as a second home office or playroom and has patio doors providing access to the front of the property.

Garden Room

A versatile space which could also be used as a further bedroom if needed, as it does benefit from direct access to a shower room. Patio doors to the garden and velux windows allowing plenty of light.

Ground Floor Shower Room

With a shower, hand basin and w/c, this bathroom suite is accessed from the garden room or as an en-suite should you decide to utilise the space as a ground floor bedroom.

Landing

The landing has a useful storage cupboard and access to all five bedrooms, as well as the office.

Bedroom One (with Dressing Room)

Wow - what an impressive bedroom! Window to the front elevation and access to the dressing room. The dressing room provides ample wardrobe space and leads to the en-suite.

En-suite

A luxurious en-suite with a four piece suite, comprising: a WC, a hand basin, a bidet and a walk-in shower. Two windows and fully tiled.

Bedroom Two

A second large double bedroom with a window to the front elevation.

Bedroom Three

Located at the rear of the property and with a window overlooking the garden.

House Bathroom

A good-sized bathroom with monochrome tiling and a four piece suite, comprising: a WC, a hand basin, a bath and a shower.

Office

Located on the first floor, with a window to the front elevation and access to bedroom four and five on the second floor.

Bedroom Four

A double bedroom with a velux window.

Bedroom Five

A double bedroom with two velux windows and a storage cupboard an en-suite w/c with hand basin.

Bathroom

A stunning four piece bathroom suite with high quality fixtures and fittings. A free standing bath tub, walk in shower, hand basin and w/c.

Exterior

The property has a gated driveway, providing access to off-road parking for four to five cars. There is also a single garage, providing extra security, and a well-maintained lawn with border shrubbery. To the rear of the property there is a low-maintenance patio which provides the perfect sun trap and which offers privacy from neighbouring properties.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX3 8NH

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some

distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Road Map



Hybrid Map



Terrain Map



Floor Plan

