



## CROW POINT FARM HALIFAX, HX3 6UE

£490,000  
FREEHOLD

Set in the charming area of Crow Point Farm, Boothtown, Halifax, this unique detached family home offers an exceptional living experience. Recently renovated throughout, the property boasts a modern yet inviting atmosphere, perfect for families seeking both comfort and style. The property briefly comprises modern fitted kitchen, dining room, large living room, utility area, sauna, cinema room and home office. To the first floor there are four bedrooms with the master having an en-suite and family bathroom. One of the standout features of this property is the expansive gardens, which offer a delightful outdoor retreat for both children and adults. The beautifully landscaped grounds are perfect for summer gatherings or simply enjoying the fresh air. Additionally, a detached summerhouse provides extra accommodation, making it an ideal space for guests or a private office. For those who enjoy entertainment, the property includes a cinema room, perfect for movie nights with family and friends. Furthermore, a sauna adds a touch of luxury, allowing you to unwind and rejuvenate in the comfort of your own home. This remarkable property combines modern living with unique features, making it a perfect choice for families looking to settle in a peaceful yet vibrant community. Don't miss the opportunity to make this stunning house your new home.

# Chapters



# CROW POINT FARM

• SUBSTANTIAL DETACHED FAMILY HOME • FOUR BEDROOMS • FAMILY BATHROOM, EN-SUITE AND WC • LARGE KITCHEN DINING • CINEMA ROOM • SAUNA • OFF-ROAD PARKING • LARGE GARDEN • DETACHED SUMMERHOUSE • NO UPWARD CHAIN



## Kitchen

Modern fitted kitchen with matching wall and base units along with complementary worksurfaces incorporating a sink and drainer that extends to a matching kitchen island. Integrated dual fuel cooker with gas hob and hot plate, extractor overhead and additional oven. Space for an American style fridge freezer, under stair wine store, radiator and open plan to:

## Dining Room

With double glazed windows to the front and side, feature fireplace, stone flagged flooring, radiator and door to:

## Living Room

Spacious living room with feature slate fireplace housing a wood burning stove fire. Double glazed window to the front, bespoke paneled walls and two radiators.

## Utility

Fitted wall and base units matching the kitchen incorporating a ceramic sink. Integrated oven, microwave, space for a dryer and plumbing for a washing machine.

## WC

WC, wash basin with vanity unit and chrome heated towel rail.

## Entrance

Spacious entrance with double doors leading to

the driveway. Fitted seating area, two radiators, staircase leading to the home office/gym, door to the sauna and door to:

## Cinema Room

Currently used as a home cinema but could have multiple uses with two double glazed windows and two skylight windows and wall mounted electric heater.

## Office

Having 5 skylight windows, inset spot lighting and door that leads to an external terrace area.

## First Floor

Split level landing with skylight window and door that leads to the garden.

## Bedroom One

Double room with double doors leading to an external terrace, double glazed window, radiator and door to:

## En-Suite

With WC, wash basin, shower cubical and skylight window.

## Bedroom Two

Further double room with double glazed window to the front and double doors leading to a decked terrace. Loft access point, radiator and door leading to the family bathroom.

### **Bedroom Three**

With double glazed window, built in cabin bed and radiator.

### **Bedroom Four**

Single room with double glazed window and radiator.

### **Bathroom**

Modern suite comprising WC, wash basin with vanity unit, freestanding bath, double glazed window and radiator.

### **External**

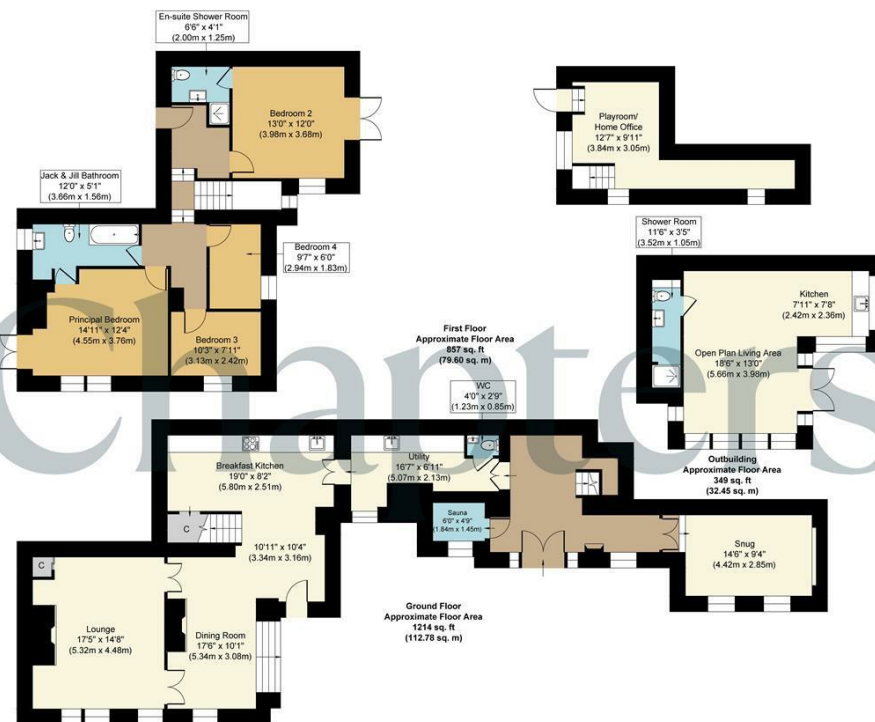
The property benefits from gated off-road parking to the front and extensive outdoor space including a decked terrace, artificial lawned garden, tiered seating area, large lawned garden, brick built pizza oven and further decked seating area outside the summerhouse, all enjoying the fantastic views.

### **External Summer House**

Self contained summerhouse with living area, shower room and modern fitted kitchen. Perfect for family accommodation or home office.

## **CROW POINT FARM**





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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