

Charnock Bates



The Hawthorns • 24 • Pinnar Lane

Halifax

A SPACIOUS AND BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME IN A HIGHLY SOUGHT-AFTER RESIDENTIAL SETTING

Occupying a desirable position within one of Halifax's most popular residential areas, The Hawthorns is an impressive detached family home offering spacious, versatile accommodation designed for modern living. Beautifully presented throughout, the property combines generous reception rooms, a luxurious principal suite, and attractive gardens, creating a home equally suited to everyday family life and entertaining.

Thoughtfully arranged over two floors, the accommodation offers excellent flexibility, with multiple living spaces and the option of a fifth bedroom on the ground floor if required.

GROUND FLOOR

The welcoming entrance hallway immediately creates a sense of space and practicality, with a useful cloakroom providing plenty of room for coats and shoes, alongside a convenient ground-floor WC.

The lounge is a wonderfully bright and inviting space, where a large picture window fills the room with natural light. Plush carpeting and a gas fire create a warm, comfortable atmosphere, while glazed doors connect seamlessly to the dining room, allowing the spaces to flow beautifully when entertaining.

Positioned to overlook the garden, the dining room enjoys bifold doors opening directly onto the decking, making indoor-outdoor living effortless during the warmer months.

The contemporary kitchen has been thoughtfully designed around modern family life, featuring sleek white gloss wall, drawer, and base units complemented by a breakfast bar with seating for four – an ideal spot for informal dining, morning coffee, or helping with homework while meals

are prepared. Integrated appliances include a Beko dishwasher, wine fridge, gas range cooker, and extractor hood. A door provides internal access to the double garage, which also offers space and plumbing for laundry appliances.

Completing the ground floor is a versatile snug, enhanced by stylish vertical timber panelling that creates a warm, contemporary feel. French doors open directly onto the garden, and the room could equally serve as a fifth bedroom, home office, or playroom.

FIRST FLOOR

The principal suite provides an impressive retreat, offering generous proportions, a dual-aspect outlook, and an open-plan dressing area with fitted wardrobes. The luxurious ensuite is complete with a freestanding bath, rainfall shower, floating vanity unit, WC, and heated towel rail.

Three further double bedrooms all benefit from fitted wardrobes, making them ideal for growing families or visiting guests.

The family bathroom is finished to a high standard and comprises a bath, separate rainfall shower with handheld attachment, floating vanity unit, WC, and heated towel rail.

EXTERNALS

To the front, gated access opens onto a generous driveway providing parking for several cars, alongside a small lawn and the integral double garage.

The rear garden has been designed for both relaxation and entertaining. A



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