Charnock Bates



• 53 • Maypole View Winterburn Lane

Halifax

A LIGHT-FILLED CONTEMPORARY HOME WITH BEAUTIFUL COUNTRYSIDE VIEWS

Built in 2021, 53 Maypole View is an exceptionally well-presented modern four-bedroom home where generous proportions, abundant natural light, and immaculate finishes combine with an enviable semi-rural setting.

The house has been designed with modern family life in mind, offering highly versatile accommodation arranged across two floors. From the impressive open-plan kitchen and dining space to the luxurious principal suite, every room has been finished to a high standard, while extensive glazing makes the most of the garden, 0.45-acre paddock, and far-reaching views beyond.

Underfloor heating runs throughout, adding to the sense of comfort, while bifold doors connect the principal living spaces with the rear terrace and garden. Remote-controlled Velux windows with rain sensors and remote-controlled Velux blinds add to the home's practicality.

GROUND FLOOR

ENTRANCE HALL
A bright and welcoming entrance hall sets the tone for the rest of the house, with a tiled floor, high ceiling, and skylight creating an immediate sense of space and light. A contemporary American white-oak staircase with glass balustrade rises to the first floor, while useful storage is provided beneath the stairs.

OPEN-PLAN KITCHEN DINER
The heart of the home is a beautifully appointed open-plan kitchen and dining space, with a generous arrangement of Porcelanosa grey wall, drawer, and base units beneath crisp white worksurfaces.

A breakfast bar comfortably seats three, while there is ample room for a full dining table and chairs. Full-height glazing and bifold doors overlook the garden and paddock, with the doors opening directly onto the terrace to create an effortless connection between the house and its surroundings.

The kitchen is comprehensively equipped with integrated AEG appliances, including a wine fridge, double oven, dishwasher, ceramic hob, pop-up extractor, and double fridge freezer.

LOUNGE
A spacious and light-filled reception room with bifold doors opening onto the terrace and garden. A Nordpeis wood-burning stove provides a natural focal point and adds warmth and character to the contemporary interior.

STUDY
A dedicated study with fitted bookshelves running along one wall and a picture window overlooking the garden and paddock. Equally suited to home working, reading, or study.

WC
A stylish cloakroom featuring an NK Porcelanosa sink and toilet, with half-tiled walls complemented by feature wallpaper.

UTILITY ROOM
The large utility room combines excellent practical space with features designed for everyday family life. There are fitted wall and base units, a REGINOX sink with NK Porcelanosa tap, and space and plumbing for laundry appliances.

A wet-room style shower with a manoeuvrable pencil attachment provides a particularly useful facility for washing muddy boots, outdoor equipment, or dogs after enjoying the surrounding countryside.

SNUG/FOURTH DOUBLE BEDROOM
A versatile ground-floor room, currently arranged as a snug but originally



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